

AGENDA

CITY OF EUDORA PLANNING COMMISSION

Wednesday, 5 February 2020

Regular Monthly Meeting at 7:00 p.m.

City Hall, 4 East 7th Street, Eudora, Kansas 66025

Planning Commission Members

	Grant Martin, Chairman	Johnny Stewart, Vice-Chairman
Danielle Young	Jason Hoover	Josh Harger
		Tim Pringle
		Dr. Ryan Rock
	Eric Strimple, Non-member Secretary	

- **Call to Order: 7:00 p.m.**
- **Roll Call and Pledge of Allegiance**
- **General Business:**
 - a) Swearing in of Josh Harger, Jason Hoover, Grant Martin and Ryan Rock, reappointed to the Planning Commission.
 - b) Election of Planning Commission Chairman
 - c) Election of Planning Commission Vice-Chairman
 - d) Nomination and election for the Planning Commission Secretary (non-member).
 - e) Consider the minutes of the last regularly scheduled meetings (8 January 2020).
 - f) Reports:
 - i. Codes Administrator
 - 1. Curt Baumann
 - ii. City Manager
 - 1. City Administration
 - iii. Planning Consultant
 - 1. Dave Knopick
- **Public Comment Period:** Non-agenda Items
Speakers limited to three (3) minutes for non-agenda items only. No action will be taken.
- **Public Hearings:**
 - a) Public hearing: Amendment to Table 1: Property Restrictions. Zoning Districts RS- Residential Single Family and RT- Residential Two-Family or Duplex, Single Frontage lot - Rear Setbacks.
- **New Business:**
 - a) Amendment to Table 1: Property Restrictions within Zoning Districts.
 - b) Nottingham Center discussion on Tenant Criteria / Design Guidelines.
- **Old Business:** N/A

Calendar: Next Planning Commission meeting is Wednesday, 04 March 2020

Adjournment

Please call 785-542-3124 if unable to attend meeting, thank you.

Eudora Planning Commission Meeting Minutes

January 8, 2020

Grant Martin, Chair	Present
Danielle Young	Present
Johnny Stewart, Vice Chair	Present
Jason Hoover	Present
Tim Pringle	Present
Dr. Ryan Rock	Present, arrived at 7:00pm
Josh Harger	Present

Additional Attendees:

Curt Baumann, Codes Administrator
Dave Knopick, City Planner Consultant
Barack Matite, City Manager
Leslie Herring, Assistant City Manager

Quorum for Planning Commission noted and posted.

Meeting called to order at 6:00 PM by Chairman Martin.

The pledge of allegiance was recited.

Work Session:

- A. Nottingham Project- City staff and consultants introduced the Nottingham development project to the Planning Commission.

The presentation was done by city manager, Barack Matite; Dave Knopick, city planning consultant; Don Currise, Vieste, LLC; Andy Gabbert, Renaissance Infrastructure Consulting and Scott Slggie

During the work session the following timeline was introduced to the commission for the project. The commission will have a design manual presented to them at the February meeting. Plans are to have the rezoning, POD, UPUR, and Platting applications to the commission in March and will have a public hearing for the packet of applications to ease confusion by citizens. When talking about the timeline Commissioner Hoover stated he was aware of the timeline, and the Planning Commission will do their best, but needs to be comfortable with the project before moving forward.

Throughout the work session the following concerns or items were noted by the commission to make sure the design manual incorporated them:

- Placement of sidewalks for pedestrian circulation through the site.
- Sustainable native plants uniformly throughout.
- Pervious surfaces
- Open space
- Screening from the development for citizens that live around the development, but make sure it is accessible for them as well with walkways or other means.
- Make sure building are attractive from 14th street view.
- Concern about the visibility of the large parking lot from Church Street planned on the southern portion of the site.
- The use of monument style signs for businesses with one larger one for the whole center.

Chairman Martin made a motion for a 5-minute recess, to return at 7:45pm.

Chairman Martin brought the meeting back to order at 7:45pm.

General Business:

- A. Consider minutes of the last regularly scheduled meetings, (02 October 19 & 11 December 19)- **Commissioner Hoover made a motion to approve the 02 October 2019 meeting minutes as distributed**, Commissioner Pringle seconded, all ayes, motion carried 7-0.

Commissioner Hoover made a motion to approve the 11 December 2019 meeting minutes as distributed, Commissioner Rock seconded, all ayes, motion carried 7-0.

B. Reports:

a. Codes Administrator

- i. Curt Baumann- Baumann stated that 321 permits were issued in 2019. He added that there were 13 new housing starts in 2019 as well.

b. City Manager

- i. City Manager, Barack Matite- Matite stated that there is finally movement on the Nottingham project and will go through the process. He also stated that Roberta Lehmann will be sworn in as a new city commissioner.

- C. Public Comment Period: Commissioner Tim Bruce stated that he had a house fire at his residence and while reviewing requirements for rebuilding his home he noticed that the setbacks are aggressive, and he is hoping to work with staff to work on a text amendment to the setbacks to aid residents in the older portion of Eudora, north of 12th Street.

After a brief discussion there was a consensus made to set up a Public Hearing on a potential text amendment on setbacks for the February Planning Commission meeting.

- D. Public Hearing: None Heard

E. New Business

- a. **Review Conditional Use Permit Application: CUP 19-00568 (Within 3 miles of Eudora in Douglas County located at 1258 E 2300 Rd.) of Hamm Quarry to expand the current quarry operations-** Dave Knopick stated that Douglas County has asked the Eudora Planning Commission to review an application for a conditional use permit on a property that is located within 3 miles of Eudora's city limits. The applicant, Hamm Inc. (Gary Hamm), would like such permit from Douglas County to allow for the expansion of quarry activity onto the described / depicted tract of land provided in the application included in the meeting packet.

The 51.28 acre site is located in an Agricultural zoning district on land currently used for agriculture (row crop / timber / pasture) with a residence on the east side of the property which would be removed once quarry operations commence. The property abuts the Eudora Urban Growth Area and is located approximately ½ mile east of the current Eudora city boundary.

Knopick stated the applicant is requesting a conditional use permit from Douglas County for an undefined period of time. Due to the nature of the activity it is anticipated that the request is for a permanent conditional use permit that would be in effect until the material that is to be quarried is depleted.

Knopick stated the City of Eudora Zoning Regulations speak to the placement of such quarry use within the City Limits, as a Use Permitted Upon Review (UPUR) in the RA – Residential Agriculture District per Section 16-301 (3) (c):

Quarries, mines, sand and gravel pits, or excavations for the purposes of removal, screening, crushing, washing, or storage of ore, clay, stone, gravel, or similar materials.

No special conditions for quarry activity are outlined in the zoning regulations, but concerns related to such an operation are typically related to environmental (visual aesthetic, drainage, groundwater, etc.); nuisance (odor, noise, dust, light); safety (blasting activity and material storage, securing the site); and traffic (amount, type, route) related impacts. Although the UPUR regulations do not apply outside of the City Limits, the regulations are noted here for reference purposes and indicate the type of context and under what conditions the City may potentially allow such activity within the city. Knopick added that the City of Eudora is unaware of complaints regarding the current quarry.

Chairman Martin stated that in the application it was stated that restoration was an ongoing process through the term of the property. Martin asked if staff was wanting more. Knopick stated he is just wanting to make sure that they are meeting their requirements at the time of closure of the quarry.

Chairman Martin brought it back to the commission for discussion.

Commissioner Pringle stated he lived next to a quarry for 20 years and had no issues. He added that after the closure the state came in and made sure it was cleaned up properly and based on his experience, he sees no issue with the application.

Commissioner Pringle made a motion to draft a letter from the Planning Commission with the following comments,

- 1. That the applicant meet and/or exceed the operational and performance requirements outlined in the application materials as a condition of the CUP.**
- 2. That no increase in intensity or expansion of daily operations and volume of material extracted from the entire quarry site or change to the traffic ingress/egress will occur.**
- 3. That the applicant provide sufficient details regarding the restoration of the property or conditions be added by the County to ensure that such restoration be completed in a timely fashion after termination of the permit or closing of the quarry to the satisfaction of applicable Federal, State and local requirements.**

and forward the letter to Douglas County, Commissioner Hoover seconded, all ayes, motion carried 7-0.

Comprehensive Plan Project Update- Dave Knopick stated that the commissioners received an electronic copy of the draft document of the Comprehensive Plan. He gave the commissioners an overview of the document to introduce it to them. He stated one thing through this process that people need to look at is if Eudora is a fringe city/bedroom community or a central community that is a destination. Which way do we want to see Eudora in the future?

Knopick stated looking at the demographic and economic side of things there were a few things that were interesting. He shared the age demographic because there is a very small population but looking at 0-19 and 30-49 years of age being 64% of the town's population, which shows the family orientation the town has.

Knopick stated that the median household income was higher than Lawrence and the poverty level is just under 12%.

He stated that a lot of Eudora's history will play into how the tow will look in the future. Knopick asked the commission to read the Comprehensive plan draft and send edits to Leslie Herring.

Knopick added that the community survey is live on the website and the first public meeting is scheduled for February 4, 2020 and the meeting will focus on community issues, assets, and goals. Also a few weeks after the community meeting there will be focus groups to talk about economic development, neighborhoods, parks and recreation etc.

Multiple commissioners stated they like the history information in the document.

- b. **2020 Application and Review Schedule** – Assistant City Manager, Leslie Herring stated that review schedule is the same as in previous years. She added that the time frames for application review are the same as in previous years.

Commissioner Rock made a motion to approve the 2020 application and review schedule as submitted, Commissioner Young seconded, all ayes, motion carried 7-0.

Commissioner Harger made a motion to adjourn the meeting, Commissioner Young seconded, all ayes, motion carried, 7-0.

Meeting adjourned 8:55 PM.

Grant Martin, Chairman

Eric Strimple, Secretary



Staff Report

TO: City of Eudora Planning Commission
FROM: City of Eudora Planning and Zoning Department
SUBJECT: Amending TABLE 1: PROPERTY RESTRICTIONS. Zoning Districts RS- Residential Single Family and RT- Residential Two-Family or Duplex, Single Frontage lot - Rear Setbacks
MEETING: 05 February 2020

Background

The RS – Residential Single-family District is the most restrictive residential district. The principal use of land is for single-family dwellings. Attractiveness, order and efficiency is encouraged by providing adequate light, air and open space for dwellings through consideration of the proper functional relationship of each element.

Open space requirements for dwellings, minimum lot width, depth, size, height and setbacks for all zoning districts are regulated by TABLE 1: PROPERTY RESTRICTIONS.

The 30-foot rear yard setback for a Single Frontage Lot in the RS district has been questioned as to whether it is too restrictive. The area of the backyard is commonly the largest area of a lot, and the area where most residential additions are proposed to be constructed. Homeowners are unable to obtain a City building permit to enlarge their residences, add a covered porch or deck or make other improvements if it infringes on the setback, which could possibly impact a homeowner's range of options when considering reinvestment in their property that may increase the value of their property.

Staff has researched the rear yard setback requirements of other cities (see table below) and discussed this issue with several Eudora homebuilders.

Residential Rear Setback					
Baldwin			Lenexa		
RS		20'	RS		20'
Basehor			Olathe		
RS		30'	RS - 3,000 > Sq. Ft.		10'
Bonner			RS - 5,000 > Sq. Ft.		16'
RS		25'	RS - 7,000 > Sq. Ft.		25'
DeSoto			Paola		
Older Area		20'	RS		25'
RS		30'	Shawnee		
Lawrence			RS		30'
RS - 5,000 > Sq. Ft.		20'	Tonganoxie		
RS - 7,000 > Sq. Ft.		30'	RS		30'

Staff Findings and Recommendation

Based on discussion and research, staff believes the rear yard setback for a single frontage lot in the RS – Residential Single-Family District is not out of line with those of benchmark cities¹; however, nor would a potential reduction of the setback be out of line.

For purposes of Planning Commission discussion and consideration, staff does request that *if the Planning Commission chooses to amend the property setback restrictions*, that two conditions be taken into consideration:

1. That the rear setback not be reduced by more than 10' (amended to reflect a 20' rear setback)
2. That the rear setback in the RS District and RT (Residential Two-Family or Duplex) zoning district be made consistent with one another (i.e. If you change one, change both).

After further investigation, making the RS and RT zoning districts consistent with one another could reduce confusion among some builders since these two zoning districts are similar in character and nature with one another and so have, in the past, been expected by builders to have consistent setbacks. In fact, currently the only inconsistent setback for these two districts is the rear setback.

TABLE 1: PROPERTY RESTRICTIONS. The RS – Residential Single-Family and the RT – Residential Two-Family Districts - Single Frontage Lots' Rear Setbacks to be changed from 30 and 25 feet respectively to 20 feet.

Zoning Districts	Lot Area Minimum (Square Feet)	Lot Width at Front Building Line Minimum (feet)	Lot Depth Minimum (feet)	Front	Rear		Side Yards, Minimum (feet)		Height Maximum (b)	
					Single Frontage Lot	Double Frontage Lot	Interior	Exterior (Corner Lot)	Stories	Feet
RA – Residential Agriculture	40 acres	330	330	50	50	50	20	25	2	35
RS – Residential Single-Family	7,000	60	100	25	30 20	25	10	25	2	35
RT – Residential Two-Family or Duplex	3,750 per dwelling unit	60	100	25	25 20	25	10	25	2	35
RM – Residential Multifamily	2,000 per dwelling unit. One-acre minimum parcel size	50	100	20	20	20	10	20	3	45
RE – Residential Elderly Housing	5-acre site minimum; Minimum sq. ft. per dwelling unit: Single-family: 5,250 Duplex: 2,800 Multifamily: 1,500	60	100	25	30	25	10	25	3	45
C – Commercial	10,000	100	100	20	15	20	10	20	3	45
DC – Downtown Commercial	2,500	25	100	None	None	None	None	None	3	45
I – Industrial	25,000	50	100	25	15	25	10	25	3	45

¹ The Codes Office uses a static list of neighboring and peer cities when conducting research related to building codes and zoning regulations.

Potential Planning Commission Action

If the Planning Commission chooses to recommend amendment of the property restrictions related to rear setbacks to the City Commission, the following motion could be made:

I move the Planning Commission recommend to the City Commission the approval of a text amendment to the City of Eudora Zoning Regulations TABLE 1: PROPERTY RESTRICTIONS. The RS – Residential Single-Family and the RT – Residential Two-Family Districts Single Frontage Lots' Rear Setbacks to be changed from 30 and 25 feet respectively to ____ feet.

If the Planning Commission chooses to not recommend amendment of the property restrictions related to rear setbacks to the City Commission, the following motion could be made:

I move the Planning Commission recommend to the City Commission the disapproval of a text amendment to the City of Eudora Zoning Regulations TABLE 1: PROPERTY RESTRICTIONS. The RS – Residential Single-Family and the RT – Residential Two-Family Districts Single Frontage Lots' Rear Setbacks to be changed from 30 and 25 feet respectively to ____ feet.

CITY OF EUDORA, KANSAS – ZONING REGULATIONS

FOR REFERENCE PURPOSES ONLY

TABLE 1: PROPERTY RESTRICTIONS

Zoning Districts	Lot Area Minimum (Square Feet)	Lot Width at Front Building Line Minimum (feet)	Lot Depth Minimum (feet)	Front	Rear		Side Yards, Minimum (feet)		Height Maximum (b)	
					Single Frontage Lot	Double Frontage Lot	Interior	Exterior (Corner Lot)	Stories	Feet
RA – Residential Agriculture	40 acres	330	330	50	50	50	20	25	2	35
RS – Residential Single-Family	7,000	60	100	25	30 20	25	10	25	2	35
RT – Residential Two-Family or Duplex	3,750 per dwelling unit	60	100	25	25 20	25	10	25	2	35
RM – Residential Multifamily	2,000 per dwelling unit. One-acre minimum parcel size	50	100	20	20	20	10	20	3	45
RE – Residential Elderly Housing	5-acre site minimum; Minimum sq. ft. per dwelling unit: Single-family: 5,250 Duplex: 2,800 Multifamily: 1,500	60	100	25	30	25	10	25	3	45
C – Commercial	10,000	100	100	20	15	20	10	20	3	45
DC – Downtown Commercial	2,500	25	100	None	None	None	None	None	3	45
I – Industrial	25,000	50	100	25	15	25	10	25	3	45

Staff Report

TO: City of Eudora Planning Commission
FROM: Dave Knopick, Consulting Planner, dPlanit
SUBJECT: Presentation / Discussion: Draft Tenant Criteria / Design Guidelines for Nottingham Center
MEETING: 05 February 2020

Background

As a result of the conversation that took place at the January Planning Commission workshop Slaggie Architects Inc. has developed draft tenant criteria / design guidelines for the Nottingham Center commercial development. The draft criteria / guidelines are being presented to the Planning Commission for comment. Topics addressed by the criteria / guidelines include architecture, landscape/hardscape and signage. The current intent is that these criteria will be incorporated into the Nottingham Center preliminary development plan to provide guidance to potential tenants seeking to locate in the commercial project in the future.

Recommended Action

Provide comments related to the draft criteria / guidelines. No motion required.

NOTTINGHAM CENTER COMMERCIAL DEVELOPMENT

TENANT CRITERIA

2020-01-29 DRAFT

TABLE OF CONTENTS

Section One

Introduction

Section Two

Architectural Design Standards

- Architectural Details
- Exterior Building Materials Palette
- Hardscape Details
- Bicycle Parking

Section Three

Single Tenant Buildings

Section Four

Landscape and Hardscape

Section Five

Tenant Sign Criteria

Section Six

Engineering Overview – General

S E C T I O N 1

INTRODUCTION

Design Summary

The scale and nature of the Nottingham Center is to be a Neighborhood Commercial Development. By offering services that meet weekly and daily needs of the residents, Nottingham Center becomes a convenient, comfortable asset to the residences of this community.

The buildings will have a scale that is more in tune with the Main Street character of Eudora while still providing convenient vehicular and pedestrian connectivity as a public place of commerce.

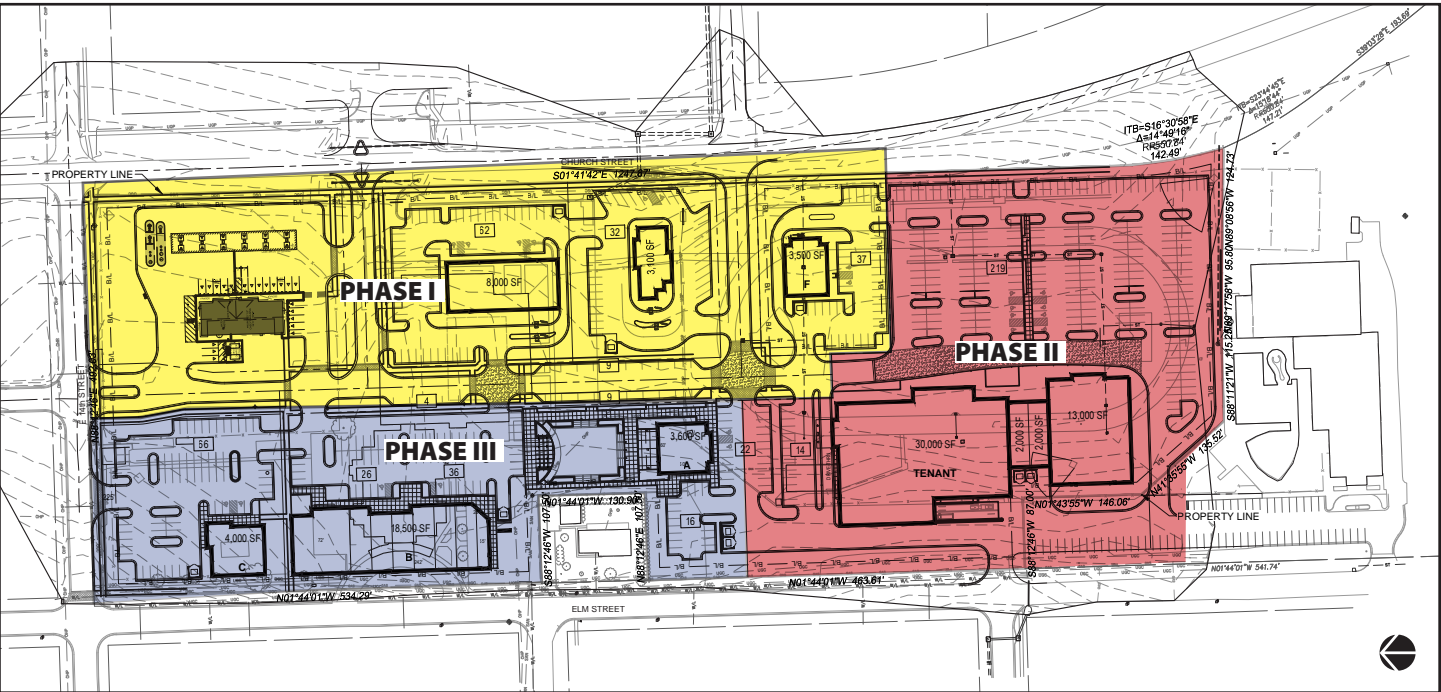
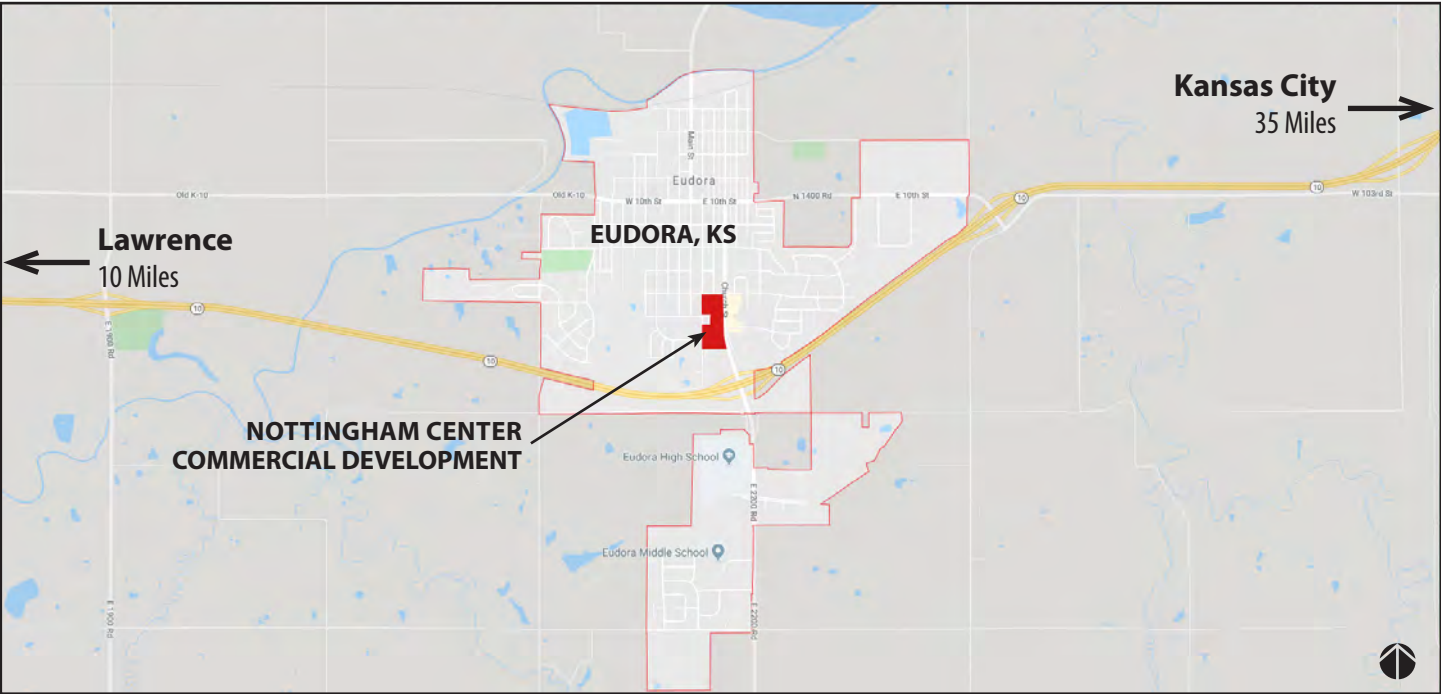
Quality materials shall be used on the commercial development structures throughout. Pots, planters, pavers and building reliefs shall be experienced at the pedestrian scale to enhance the overall customer experience.

Designed in a “Contemporary Italianate Style”, the architecture will be welcoming, attractive, and familiar to those who work and visit.



Site

The project is located in Eudora, Kansas bounded by Elm St., E 14th St., and Church St.



Representative site plan (current plan shown subject to change).

Manual Intent

This manual has been prepared to assist the Tenant's architect and engineer(s) in the preparation of drawings and specifications that will meet Nottingham Center design criteria. Our objective is to allow the maximum expression of each tenant's individual personality and character while maintaining a cohesive design theme throughout the development.

This manual has been prepared to guide you, your architect, store designer, and contractor in expediting the design, construction, and opening of your store. This information includes guidelines for your architect, Tenant's construction responsibilities and your contractor's requirements. It is the Tenant's sole responsibility to provide a copy of the Tenant Design Criteria Manual to the parties involved in the design and building of the Tenant's space. The Tenant and their consultants assume the following obligations as part of the overall design process:

- Fulfill the intent of the Tenant Design Criteria both in concept and detail.
- Determine and respond to the actual physical conditions of the Tenant space.
- Review and meet the requirements of all applicable building and zoning codes.
- Assure that the actual construction of Tenant improvements is executed to meet Owner approved design, material, and detail requirements of the project documents.

Tenants are encouraged to carefully review submission requirements and timelines contained within the criteria and discuss their specific needs or alternate designs with the Owner's representative early in the design process. This will avoid unnecessary delays in opening their stores.

The criteria herein is not intended to contradict any code and zoning requirements that may govern this project. It is the responsibility of the Tenant's architect, engineers, and contractors to comply with all applicable codes and accessibility requirements. Any questions concerning the information presented in this manual should be brought to the Tenant Coordinator's attention as soon as possible to minimize design revisions.

The Information Program consists of:

Tenant Design Criteria Manual (TDCM).
 Tenant Lease Outline Drawing (LOD).
 Base Building Construction Documents (if necessary).

Note: The lease/sale agreement requires that all Tenant plans be prepared by an architect and engineer(s) licensed by the State of Kansas.

Please submit the following information:

Send to: CBC Real Estate Group
Attn: Mike Belew
4706 Broadway St., Suite 240
Kansas City, MO 64112

Tenant Name: _____

Space No.: _____

Architectural Firm: _____

Contact Name and Title: _____

Address: _____

E-mail: _____

Phone: _____

Fax: _____

APPLICABLE CODES:

Building Code:

International Building Code – 2018 Edition

Residential Code:

International Residential Code - 2018 Edition

Mechanical:

International Mechanical Code – 2018 Edition

Plumbing:

International Plumbing Code – 2018 Edition

Electrical:

National Electrical Code – 2005 Edition

Fire Code:

International Fire Code – 2018 Edition

Gas Code:

International Fuel Gas Code – 2018 Edition

Energy:

International Energy Conservation Code
– 2018 Edition

Accessibility Code:

ICC A117.1-2009 Accessible and Usable Buildings and
Facilities

LOCAL UTILITY COMPANIES:

Electrical/Sewer & Water:

City of Eudora
4 E. Seventh St.
Eudora, KS 66025
Phone: 785-542-4112

Gas Company:

Atmos Energy Corporation
PO Box 650205
Dallas, TX 75265-0205
Phone: 888-286-6700

PROJECT DIRECTORY:

Owner:

City of Eudora
Barack Matite
12 East 7th Street
Eudora, KS 66025
Phone: (785) 542-2153
Fax: (785) 542-1237

Project Developer:

SCV Office LLC c/o Mike Belew
4706 Broadway St., Suite 240
Kansas City, MO 64112
Phone: 816-285-9553

Owner's Architect:

Slaggie Architects
4600 Madison Ave., Suite 350
Kansas City, MO 64112
Phone: 816-756-1958
Fax: 816-756-1795

Construction Manager:

Monarch Build
Eric Turner
8100 Newton Street, Suite 300
Overland Park, Kansas 66204
913.942.2400

Landscape Architect:

Renaissance Infrastructure Consulting
132 Abbie Avenue
Kansas City, KS 66103
Phone: 913-317-9500

Civil Engineer:

Renaissance Infrastructure Consulting
132 Abbie Avenue
Kansas City, KS 66103
Phone: 913-317-9500

TENANT DESIGN HANDBOOK DEFINITIONS

Blade Sign:

Supplemental signage installed perpendicular to the storefront for visibility to pedestrians. All signage is to be provided by Tenant, and approved by the Owner's Architect.

Commercial Development or Owner's Bulkhead:

Element above Tenant's entry and glazing and below the Owner's ceiling at multi tenant buildings. It defines the height of a Tenant's facade. Tenants will not be permitted to use a storefront system that does not extend up to the Owner's bulkhead. Tenants shall install all required vapor barrier and gypsum board sheathing at bulkhead.

Construction Coordinator:

Tenant is responsible for overseeing construction, compliance per Lease Agreement and coordination with the Owner.

Curtain Wall:

A non-bearing exterior building wall, between piers or columns that is not supported by the beams or girders of a skeleton frame.

Demising Partition:

A common, rated wall between two adjacent shops or between a shop and a common area. The centerline of the demising partition defines each Tenant lease premises. Demising walls shall be constructed of 6" or 8" metal studs. Gypsum board sheathing and sound insulation shall be supplied and installed by the Tenant unless otherwise specified in the Lease Agreement.

Building Facade Control Area:

The area below the bulkhead at the building facade and 10'-0" behind the lease line. The Owner reserves the right to require above average materials in this area and to apply all tenant sign criteria guidelines, submittals, and approvals within this area.

Facades:

The exterior face of the building which is the architectural front, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.

Graphics:

Lettering, symbols, and logos used for signage at the storefront and/or throughout the store interior.

Lease Line:

The line shown on the Tenant Lease Outline Diagram (LOD) which defines the confines of the Tenant's demised premises.

Commercial Development Common Area:

Commercial Development streetscape, sidewalks, parking lots, service halls, restrooms (if any), landscaping, children's play areas, etc., and all other areas of the Commercial Development not part of a defined lease premises.

Owner's Architect:

Owner's architectural representative responsible for overall design concept of the Commercial Development, and responsible for review of Tenant's submitted design documents for compliance with Commercial Development design standards.

Please provide HOA agreement/definition to add to this section

Owner:

Referred to as Owner or Owner in the Tenant Design Handbook. Person(s) responsible for overall development of Business Park, including leasing activities with potential Tenants for each Owner completed building.

Lease Outline Diagram (LOD):

Drawings generated by Owner's Architect for the Owner, indicating characteristics of Tenant's space. This includes the location relative to the overall Business Park, leasable and usable dimensions of space, leasable area, mechanical and electrical capacities, and exterior elevation of Tenant's space with materials indicated.

Mechanical Zone:

A "mechanical zone" has been designed to accommodate roof top unit placement. The "mechanical zone" shall be located per the building shell construction documents. Roof top equipment shall not be placed outside of the "mechanical zone." In the event that a Tenant requires roof top equipment located outside the "mechanical zone," the Tenant is required to submit calculations prepared by a certified structural engineer for review by the building shell structural engineer. Additional engineering services and any additional reinforcing shall be at the Tenant's expense.

Sign Block:

Rectangular areas on building elevations which define the allowable sign areas. Sign areas shall be in conformance with local sign ordinances and this criteria.

Simulated:

Artificially produced to look or seem like a natural building material.

Soffit:

The exposed undersurface of any overhead component of a building such as an arch, balcony, beam, cornice, lintel, or vault.

Tenant Name:

Official name of the Tenant as written in the lease documents.

S E C T I O N 2

ARCHITECTURAL DESIGN STANDARDS

Nottingham Center

Nottingham Center shall be a delight to the senses. This neighborhood Commercial Development shall be designed to connect Tenants both visually and physically to the outdoors. The use of colonnades, trellises, and gathering spaces to create “outdoor” rooms will encourage a sense of community while enhancing the experience of the visitors and employees. Use of both traditional and modern materials will adeptly mix the familiar with the dynamic to create a contemporary fusion of architectural styles. Very simple lines punctuated with architectural elements at important thresholds will create interest for motorists along adjacent streets while affording tenants to have a stronger presence.

At the pedestrian scale, use of high-quality building materials (brick and stone masonry, metal cladding and trim) along with hard canopies, and large, expansive building facades shall create an attractive, inviting experience. Shading devices (canvas awnings, and trellises) along with loggias, porticos, and breezeways will allow visitors and employees to seek refuge from inclement weather or the harsh effects of a hot summer day. In these areas one will find comfortable outdoor seating areas throughout the development.



ARCHITECTURAL DESIGN STANDARDS

Style

The style shall be described as “Contemporary Italianate Style” where the buildings seem “grounded” with an informal design yet sense of permanence, common throughout Kansas and much of the mid-west.

This familiar, comfortable environment shall be in alignment with nature in crisp, clean building forms in an understated grandeur. The use of native, eco-friendly masonry materials such as Kansas limestone and tumbled brick coupled with rustic siding applications of wood, stucco, and other sustainable materials shall be the palette. We shall seek materials produced locally to be good stewards of the environment. The result is to create a distinctive style, yet familiar.



Concept Elevations



Rear Elevation



Front Elevation



Side Elevation

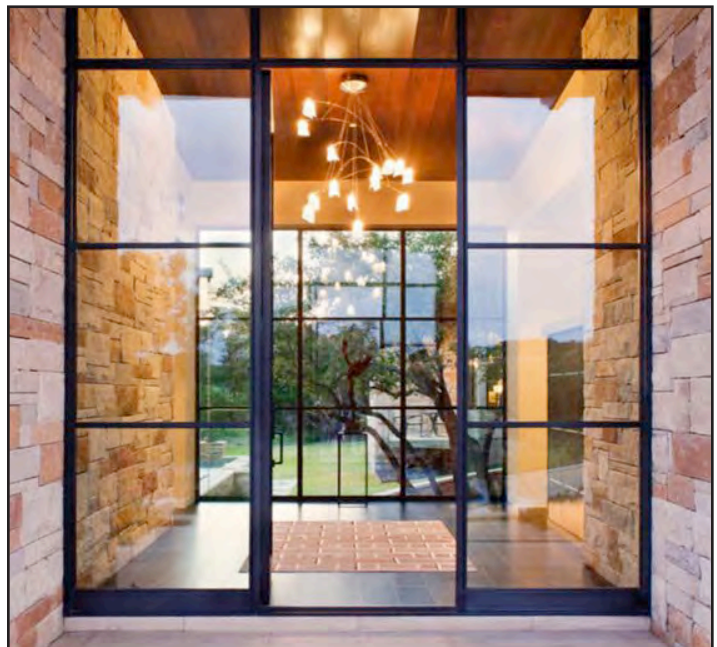
Details

It is encouraged that Tenant facades may have garage, or sliding doors to open to the outside. The use of patterned or punched metal on canopies, screens, along with environment graphics shall provide accents throughout the development creating a common, harmonious look. This may be in the form of rustic ironwork pervasive in this architecture.

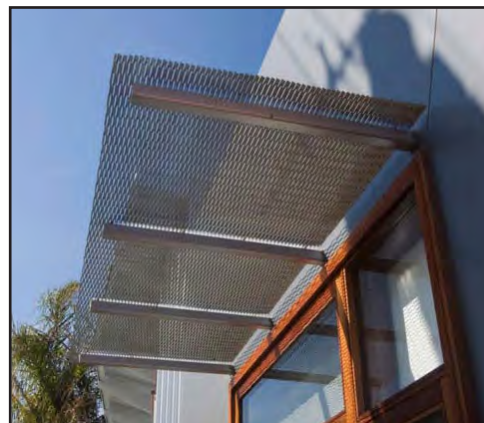
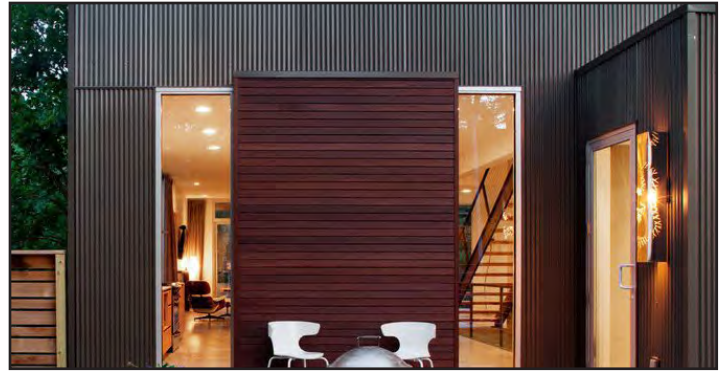
Landscaping shall be comprised of native plantings and grasses found in the prairie with low-maintenance, low-irrigation characteristics. Smaller, ornamental trees shall provide color without sacrificing views of tenants. Splashes of color will be found in annual plantings at entrance thresholds as well as large decorative pots marching along the pedestrian walkways.

All tenant signage will be tastefully displayed with individual, reverse-channel letters in standardized sizes and formats to have a consistent, cohesive appearance. See Section 5, Tenant Sign Criteria.

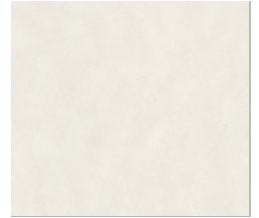
Dumpsters and other back-of-house services important to the development will be carefully located with minimal visual impact and properly screened from view, yet clad with masonry to match building architecture.



Architectural Details



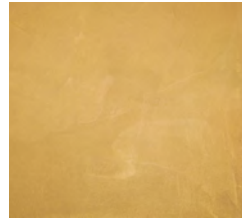
Exterior Building Materials Palette



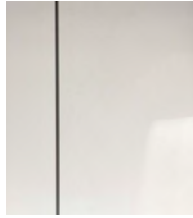
Calcium Silicate Cladding



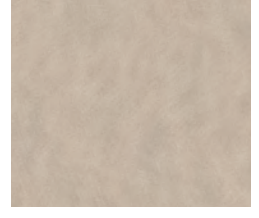
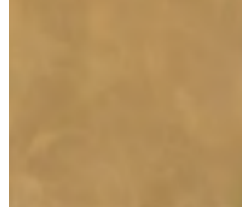
Metal Coping



Prairie Stone



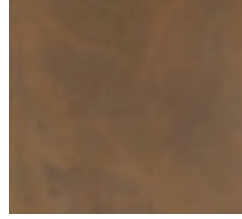
ACM Metal Panel



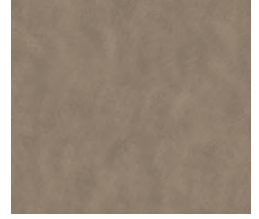
Simulated Stone Veneer



Brick Veneer



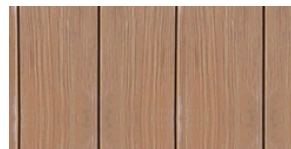
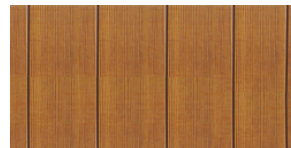
Acrylic Stucco Finish



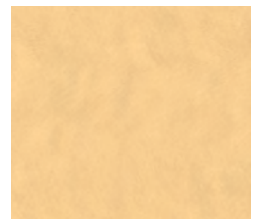
Simulated Slate Tile
Roof



Standing Seam Metal
Roof

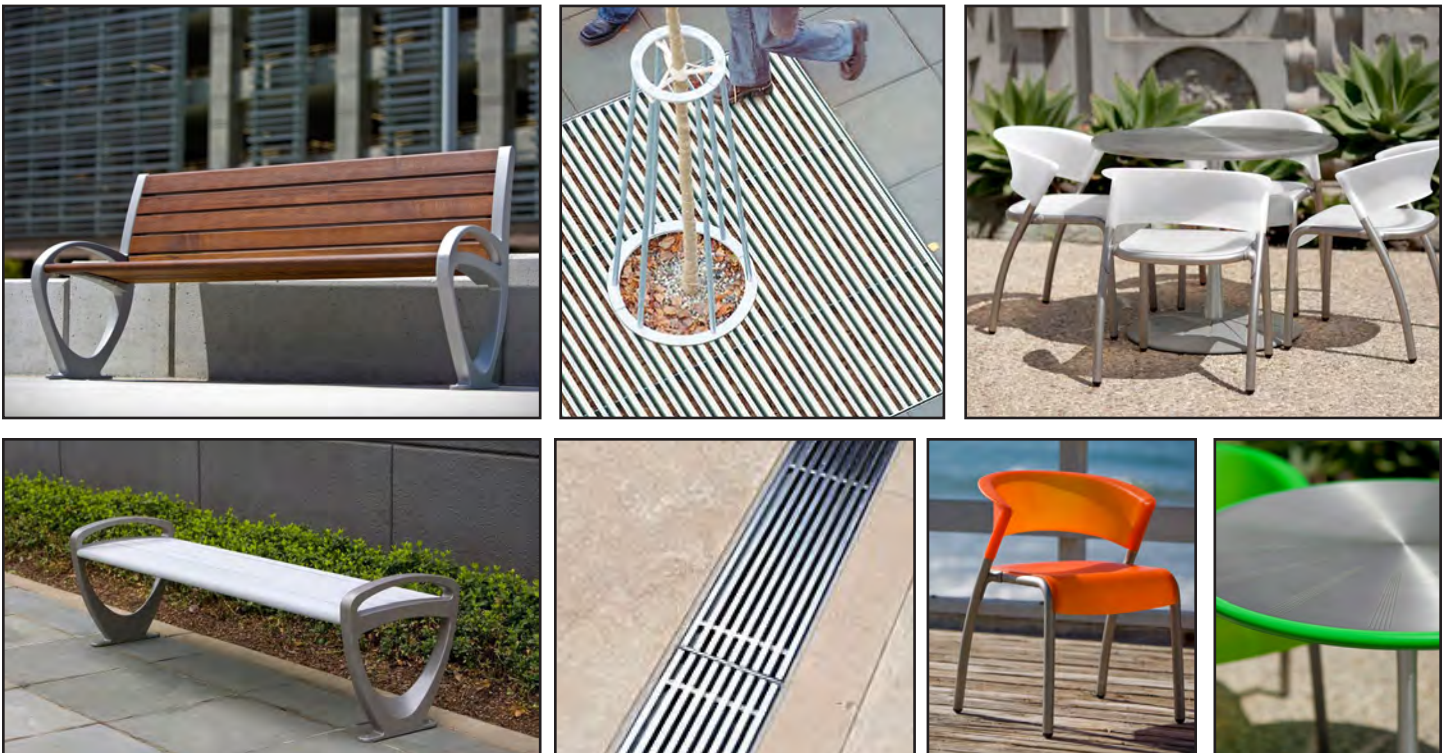


Composite Wood Wall Panel



Performance Coating

Hardscape Details



Bicycle Parking

The Tenant must provide at least 3 short-term bicycle parking spaces or short-term bicycle spaces equal in number to at least 10% of the actual number of off-street vehicle parking spaces provided, whichever is greater. “Inverted-U” or “staple” type bike racks are preferred. Locations shall be close to entrances and not next to trash dumpsters. The city planning and development director is authorized to approve alternative designs that offer an equivalent level of safety, security and effectiveness.

Long-term bicycle parking is generally intended to serve the needs of cyclists who park their bicycles for long time periods, including employees of a business and residents. Minimum ratio for retail sales is 1+1 per 10,000 SF; for food/beverage tenants 1+1 per 5,000 SF. Long term bicycle parking spaces may be provided either indoors or outdoors. All outdoor spaces must be covered by a roof overhang, canopy, awning or other approved structure, or be enclosed within a bicycle locker.



S E C T I O N 3

SINGLE TENANT BUILDINGS

SINGLE TENANT BUILDING USERS

General Design Criteria

The Owner has provided general design criteria in Section 1 and as follows for Tenant to adhere to. A nationally recognized tenant may be afforded an interpretation of this design criteria and apply it to its prototype facade for approval by Owner but the building must take on the flavor of the Commercial Development. Each Tenant is required to design within the parameters set forth by the Commercial Development.

Building/Facade Design

The use of imaginative forms, approved materials, approved color combinations, and graphics is encouraged. Only original and innovative modifications of the overall design criteria will be approved.

Tenant facades need to reflect a dramatic and individual design image, while containing common design elements of the Commercial Development. This criteria is intended to establish design standards to encourage out parcel buildings to become a unique, yet consistent part of the overall Commercial Development.

These criteria are a basic “set of tools” that the Tenant is required to work with and expand upon. Criteria are written to encourage some freedom of individual expression, and to provide a common point of departure for all Tenants while adhering to the guidelines.

The building facades should be designed to give an innovative design concept. Tenants are encouraged to take full advantage architecturally of the design standards.

National or regional tenants who have a typical or recognizable building design are expected to review the design of the Nottingham Center criteria and adjust their design to ensure compatibility and compliance with these criteria.

Required Exterior Building Materials

Refer to Appendix for Material Boards and building facade exhibits.

- Main building facades – 25% minimum approved masonry materials on all sides of buildings.
- Building parapet cap element – pre-finished metal. All facades of building.
- Entry façade element – maintain a surround with a minimum of 40% approved materials.
- Final Exterior Building Design shall be as designed by or subject to approval of the Owner’s Coordinating Architect.
- Exposed pitch roofs – roofing tiles shall be a simulated slate or concrete roof tile or an equal product. Gable accents may be acceptable upon approval of Owner’s Coordinating Architect.
- Decorative wall Sconces per Commercial Development Standards.
- Medallions or icons with Commercial Development Identity
- Internal gutters and downspouts.

Other acceptable exterior material – subject to Owner design review and approvals:

- Brick Masonry.
- Limestone.
- Selected stone masonry.
- E.I.F.S.

NOTE: Painted or pre-finished siding materials of any kind (shingle or plank) to be used as the primary field material will not be acceptable.

Roofs

The roof materials and roofline compositions shall be consistent or compatible with the Commercial Development design and provide an integral part of the individual building design. The following are acceptable roof materials:

- Typical TPO roof with exterior wall screening parapet.
- Exposed pitch roofs shall be Owner approved simulated slate or concrete roof tile.

All roof slopes and configurations are subject to Owner approval. Absolutely no standing seam metal or asphalt shingles will be allowed.

Site Lighting

The Architect should make every effort to create an exciting and functional lighting program for the needs of the Tenant. Therefore, the Owner has established the following requirements for Tenant lighting:

- Site lighting shall be as per the Commercial Development standards. Owner will provide specifications for tenant design. LED lighting shall be standard source.
- Tenant is responsible for all lighting within the entire out parcel premises.
- No lighting shall be installed outside the out parcel premises.
- Incandescent pendant units may be used for general exterior ambient only if Tenant has established an identity based on this theme or motif, and only at Owner's discretion.

In general, all site lighting shall be in accordance with Commercial Development standards and be shielded to reflect downward or direct light away from residential areas, or any other areas deemed unacceptable by the Owner or the City.

Exterior Furniture

Tenants that have an exterior seating area shall supply exterior furniture per Commercial Development standards (section 2).

Trash Enclosures

All trash enclosures and service areas shall be appropriately screened to reasonably hide them entirely from public view. All trash enclosures and service areas shall utilize the appropriate, and approved masonry materials to match Commercial Development standards. All gates shall be metal/steel construction to match the Commercial Development standard. All trash enclosures shall meet the City codes and planning criteria, and approvals.

Screening

The following items shall be either located out of direct public view or adequately screened by a wall utilizing the appropriately approved masonry materials:

- Gas meters and any associated piping.
- Electric meters and any associated conduits.
- Transformers.
- Trash compactors.
- Any ground installed equipment.
- Trash dumpsters, service areas, recycling bins and grease interceptors.

All roof mounted equipment shall be adequately and completely screened from any adjacent property, public right of ways, and/or pedestrians views by means of exterior building walls or Owner approved equipment screening. All rooftop screening shall be integrally designed into the building by use of roof parapets and walls. Painting of equipment as a method of screening is not allowed.

Civil/Sitework

No construction may proceed on any out parcel pad site prior to receiving notification from the Owner's engineer that the Civil/Sitework plans have been approved.

Civil/Site-workplans must be submitted directly to the Owner's Engineer.

The Owner's engineer will review the plans and comments will be issued to the tenant stating either Approved, Approved as Noted, or Returned for Corrections. Civil/Sitework plan submittals shall include, but not be limited to the following plan/profile sheets:

- Site Plan (Approved by Architect)
- Proposed Grading Plan
- Proposed Utility Plan
- Proposed Paving Plan
- Proposed Site Lighting Plan
- Proposed Landscaping Plan

Plan submittals shall also include all details of construction showing type, size, location, and materials for any proposed retaining walls, sidewalks, traffic control signs, or any other structure that is to be located on the property.

The following are the general guidelines for general site design and plan submission. Exception to these guidelines will be evaluated on an individual basis.

Grading Plan

The first floor elevation of the tenant's building shall be the elevation identified on the Owner's grading plan. If the Tenant requires the first floor elevation to be anything other than the elevation given by the Owner, the Tenant shall be responsible for contacting the Owner's Engineer stating the reasons for the new first floor elevation.

Parking lot grades shall not exceed 5.0 percent.

Slopes in green areas shall not exceed 3:1 (horiz:vert.).

Methods to control siltation and erosion of soil onto adjacent properties during construction must be incorporated into the Tenant's design plans. It shall be the Tenant's responsibility to erect and maintain erosion control measures.

The Tenant's pad will be graded to the elevations and specifications as indicated on the Owner's grading plan prior to the tenant taking possession of the pad (contact Owner for plan prior to site design).

Utility Plan

Connections for water service, and sanitary service shall be designed to applicable local, state or federal standards.

Underground stormwater collection systems shall be utilized to collect stormwater runoff for the 10 year storm or as otherwise required by local jurisdictions (overland flow across lot/parcel lines is allowed only in areas where no receiving storm sewer is present).

Storm sewer curb and grate inlets shall be used to collect surface water. All storm inlets shall utilize a filter system to collect debris, trash and sediment. Basis of design: ADS Flexstorm Catch It.

Inlets used shall match those used within the Commercial Development. Plans shall include construction details of inlets (contact Owner's Engineer for appropriate inlet types).

Location of electrical transformer must be shown.

Tenant is responsible for contacting local phone, cable, and natural gas providers to coordinate service locations. Schematic location of these services must be shown on plans.

The use of concrete flumes to direct stormwater across landscaped areas or sidewalks is prohibited.

S E C T I O N 4

LANDSCAPE AND HARDSCAPE

LANDSCAPE DESIGN

Intent Statement:

- To thoughtfully select local, native and/or adapted plant material that creates continuity between open spaces, individual lots and common tracts and provides environmental benefits such as improved storm water quality
- To utilize low water use irrigation systems, technologies and applications throughout

Design Standards:

- All plant material and frequency shall conform with the requirements of the approved preliminary development plan and the City of Eudora code.
- Plant material shall conform to The American Standard for Nursery Stock (ANSI z60.1-current edition)
- Plant material shall be delivered to the site and installed in a healthy condition without significant damage or need of pruning
- Soil tests shall be performed to identify necessary soil amendments to ensure healthy plant growth
- Wood mulch shall be provided in all plant beds and shall be applied as a double ground, aged hardwood mulch. Color shall be dark brown and consistent across development.
- Decorative gravel mulch may be used in lieu of wood mulch for plant beds and mow strips. Decorative gravel shall be locally sourced river rock, quarried within a 500-mile radius from the project site.
- All areas utilizing turf shall be sodded with a Turf-Type Tall Fescue blend and not seeded unless otherwise approved by the developer and City of Eudora. Sod shall be a mix of a minimum of 3 species. No monocultures.
- All landscape areas shall be irrigated. Irrigation shall be a combination of drip and high efficiency spray heads. Controllers shall be smart and provide the EPA WaterSense label. An Irrigation Rain Sensor shall be installed on all irrigation systems
- Single stem trees shall be required for all shade trees. Multi-stem trees shall only be utilized for ornamental varieties.
- Street trees shall be provided adjacent to all street ROW and private drives at 80' O.C. max.
- Where adjacent to private drives and public ROW, parking lots shall be screened using either a 36" height earthen berm or shrubs capable of reaching 36" ht. within 3 years of planting. Shrubs shall be placed at a maximum of 4' O.C.
- Parking lot islands shall be landscape to achieve a minimum of 50% coverage within 3 years of planting. Parking lot islands shall be mulched with wood or decorative gravel. Turf may be used within parking lot islands but shall not count towards the 50% coverage.
- Trash, service and loading areas shall be screened from streets, public view, open areas and pedestrian corridors. All enclosures shall be a minimum of 6' height, designed to be an integral and complementary extension of the building.
- Commercial property adjacent to residentially zoned property shall be screened at 100% with the use of shrubs, evergreen and shade trees. Screening shall be achieved within the 3 year period.

SHADE TREES

Design Standards:

- Shade trees shall be utilized for street trees and within all parking lot islands.
- Shade Trees shall be a minimum of 2.5" Caliper measured at 6 inches above finished grade at the time of planting.

Shade Trees

Maidenhair Tree
(*Ginkgo biloba* 'Autumn Gold')



Mature Height: 40'-50'
Mature Spread: 20'-30'
Water Preference: Medium, well-drained
Light Preference: Full sun

Maintenance: Slow growing tree. Prune in Spring

Pests and Diseases: Usually pest-free.

Skyline Honey Locust
(*Gleditsia triacanthos f. inermis* 'Skycole')



Mature Height: 35'-45'
Mature Spread: 25'-35'
Water Preference: Medium, well-drained
Light Preference: Full sun

Maintenance: Fast growing tree.

Pests and Diseases: Some susceptibility to leaf spot, cankers, borers, and mites. Tolerant of urban conditions.

Kentucky Coffee Tree
(*Gymnocladus dioica*)



Mature Height: 60'-80'
Mature Spread: 40'-55'
Water Preference: Medium to Wet
Light Preference: Full sun

Maintenance: Slow growing tree. Male trees do not have pods.

Pests and Diseases: Usually pest-free. Tolerant of urban conditions.

Shade Trees Cont.

Blackgum
(*Nyssa sylvatica* 'Wildfire')



Mature Height: 30'-50'
Mature Spread: 20'-30'
Water Preference: Medium to Wet
Light Preference: Full sun to Part shade

Maintenance: Slow growing tree. Prune in Spring

Pests and Diseases: Some susceptibility to leaf spot and canker

Swamp White Oak
(*Quercus bicolor*)



Mature Height: 50'-60'
Mature Spread: 50'-60'
Water Preference: Medium to Wet
Light Preference: Full sun to Part shade

Maintenance: Generally durable. Prune while dormant

Pests and Diseases: Susceptibility to anthracnose, powdery mildew, oak wilt and insect galls.

Burr Oak
(*Quercus macrocarpa*)



Mature Height: 60'-80'
Mature Spread: 60'-80'
Water Preference: Dry to Medium, well drained
Light Preference: Full sun to park shade

Maintenance: Slow to Moderate growth rate. Prune while dormant

Pests and Diseases: Susceptibility to anthracnose, powdery mildew, oak wilt and insect galls.

Red Oak
(*Quercus rubra*)



Mature Height: 50'-75'
Mature Spread: 50'-75'
Water Preference: Dry to Medium, well drained
Light Preference: Full sun to Part shade

Maintenance: Generally durable. Prune while dormant

Pests and Diseases: Susceptibility to oak wilt, mites and insect galls.

Shade Trees Cont.

Shumard Red Oak
(*Quercus shumardii*)



Mature Height: 40'-60'
Mature Spread: 30'-40'
Water Preference: Dry to Medium, well drained
Light Preference: Full sun to Part shade

Maintenance: Generally durable. Prune while dormant

Pests and Diseases: Susceptibility to oak wilt, anthracnose, scale, bores, mites and insect galls.

SHADE TREES - continued

Valley Forge American Elm
(*Ulmus americana* 'Valley Forge')



Mature Height: 60'-70'
Mature Spread: 50'-60'
Water Preference: Medium, well-drained
Light Preference: Full sun

Maintenance: Generally durable. Prune and spray as needed.

Pests and Diseases: Susceptibility to Elm phloem necrosis wilts, cankers, leaf spot, and beetles. High resistance to Dutch Elm disease.

City Sprite Zelkova
(*Zelkova serrata* 'City Sprite')



Mature Height: 50'-80'
Mature Spread: 50'-80'
Water Preference: Medium, well-drained
Light Preference: Full sun

Maintenance: Generally durable.

Pests and Diseases: Susceptible to ice damage

ORNAMENTAL TREES

Design Standards:

- Ornamental trees utilized shall employ a variety of colors and seasonal interest. Ornamental trees can be utilized near building entries, plaza spaces and other focal points.
- Ornamental trees can be single stem or multi-stem. Single stem trees shall be a minimum of 1.5" Caliper. Multi-Stem trees shall be a minimum of 6' Ht. at the time of planting.

Ornamental Trees

Heritage River Birch
(*Betula nigra* 'Heritage')



Mature Height: 30'-40'
Mature Spread: 20'-30'
Water Preference: Medium to Wet
Light Preference: Full sun to Part shade

Maintenance: Fast growing tree. May need supplemental water in drought.

Pests and Diseases: Usually pest-free.

Forest Pansy Redbud
(*Cercis canadensis* 'Forest Pansy')



Mature Height: 20'-25'
Mature Spread: 20'
Water Preference: Medium to wet, well-drained
Light Preference: Part shade to full sun

Maintenance: Benefit from 3-4 inch mulch protection of roots, may need supplemental water in drought

Pest and Diseases: Susceptible to borers, cankers and verticillium wilt

Cherokee Princess Dogwood
(*Cornus florida* 'Cherokee Princess')



Mature Height: 15'-30'
Mature Spread: 15'-30'
Water Preference: Medium, well-drained
Light Preference: Full sun to Part shade

Maintenance: Benefit form 3-4 inch mulch protection of roots

Pests and Diseases: When stressed susceptible to wilt, leaf spot and canker

Ornamental Trees Cont.

Kousa Dogwood
(*Cornus kousa*)



Mature Height: 15'-30'
Mature Spread: 15'-30'
Water Preference: Medium, well-drained
Light Preference: Full sun to Part shade

Maintenance: Benefit from 3-4 inch mulch protection of roots

Pests and Diseases: Usually pest-free

Moonglow Sweet Bay Magnolia
(*Magnolia virginiana* 'Jim Wilson')



Mature Height: 10'-20'
Mature Spread: 10'-20'
Water Preference: Medium, well-drained
Light Preference: Full sun to Part shade

Maintenance: Benefit from winter protection

Pests and Diseases: Usually pest-free

Prairiefire Crabapple
(*Malus x 'Prairiefire'*)



Mature Height: 15'-20'
Mature Spread: 15'-20'
Water Preference: Medium, well-drained
Light Preference: Full sun to Part shade

Maintenance: Regular trimming of suckers from base required, thinning crown promotes flowering, prune at any time

Pests and Diseases: Usually pest-free

Spring Snow Crabapple
(*Malus x 'Spring Snow'*)



Mature Height: 20'-25'
Mature Spread: 20'
Water Preference: Medium to dry, well-drained
Light Preference: Full sun

Maintenance: Regular trimming of suckers from base required, thinning crown promotes flowering, prune at any time

Pest and Diseases: Some susceptibility to apple scab and fire blight, susceptible to Japanese beetle; Good resistance to apple rust and mildew.

EVERGREEN TREES

Design Standards:

- Evergreen trees shall be utilized for screening purposes and intermittently to provide year round color within open space areas.
- Evergreen trees used for screening purposes shall be capable of providing screening within a 3 year period.
- Evergreen trees shall be a minimum of 6' height at the time of planting.

Evergreen Trees

Canaerti Juniper
(*Juniperus virginiana* 'Canaertii')



Mature Height: 20'-35'
Mature Spread: 8'-15'
Water Preference: Medium, well-drained
Light Preference: Full sun

Maintenance: Prune in Spring

Pests and Diseases: Some susceptibility to blight, scale, Cedar-Apple rust, and bagworms.

Hillspire Juniper
(*Juniperus virginiana* 'Hillspire')



Mature Height: 15'-30'
Mature Spread: 5'-15'
Water Preference: Medium, well-drained
Light Preference: Full sun

Maintenance: Prune in Spring

Pests and Diseases: Some susceptibility to blight, scale, Cedar-Apple rust, and bagworms.

Norway Spruce
(*Picea abies*)



Mature Height: 40'-60'
Mature Spread: 25'-30'
Water Preference: Medium, well-drained
Light Preference: Full sun

Maintenance: Large wind-break tree.

Pests and Diseases: Some susceptibility to cytospora, needlecast, spider mites and bagworms.

Evergreen Trees Cont.

Colorado Spruce
(*Picea pungens* 'Fat Albert')



Mature Height: 10'-15'
Mature Spread: 7'-10'
Water Preference: Medium, well-drained
Light Preference: Full sun

Maintenance: Low maintenance tree

Pests and Diseases: Some susceptibility to needle cast, canker, rust, aphids, spider mites and bagworms.

Vanderwolf's Pyramid Pine
(*Pinus flexilis* 'Vanderwolf's Pyramid')



Mature Height: 20'-30'
Mature Spread: 10'-15'
Water Preference: Medium, well-drained
Light Preference: Full sun

Maintenance: Low maintenance

Pests and Diseases: Usually pest-free

White Pine
(*Pinus strobus*)



Mature Height: 50'-80'
Mature Spread: 20'-40'
Water Preference: Medium, well-drained
Light Preference: Full sun to Part shade

Maintenance: Prune in Spring

Pests and Diseases: Susceptible to blights and rusts and some borers.

Bald Cypress
(*Taxodium distichum*)



Mature Height: 50'-70'
Mature Spread: 20'-45'
Water Preference: Medium to Wet
Light Preference: Full sun

Maintenance: Loses needles in winter

Pests and Diseases: Susceptible to blights, mites, and cypress moths.

SHRUBS & GRASSES

Design Standards:

- Deciduous and evergreen shrubs & grasses shall be planted in areas conducive to successful plant growth
- Shrubs utilized for screening purposes shall be capable of reaching a minimum height of 36" within a 3-year period
- Shrubs and Grasses shall be a minimum of 3-gallon container at the time of planting

Shrubs & Grasses

Iroquois Beauty Black Chokeberry
(*Aronia melanocarpia* 'Morton')



Mature Height: 2'-3'
Mature Spread: 3'-4'
Water Preference: Wet to Medium (but drought tolerant once established)
Light Preference: Full sun to part shade

Maintenance: Trim root suckers in spring if plant size needs to be controlled.

Pest and Diseases: Some susceptibility to leaf spot and blight

Crimson Pygmy Barberry
(*Barberis thunbergii* 'Crimson Pygmy')



Mature Height: 3'-6'
Mature Spread: 4'-7'
Water Preference: Dry to Medium
Light Preference: Full sun

Maintenance: Fast growing

Pests and Diseases: Usually pest-free

Feather Reed Grass
(*Calamagrostis acutiflora* 'Karl Foerster')



Mature Height: 3'-5'
Mature Spread: 1.5'-2.5'
Water Preference: Medium to Wet
Light Preference: Full sun

Maintenance: Cut back to ground in late winter

Pests and Diseases: Watch for rust in prolonged wet conditions

Shrubs & Grasses Cont.

Artic Fire Dogwood
(*Cornus stolonifera* 'Artic Fire')



Mature Height: 3'-4'
Mature Spread: 3-4'
Water Preference: Medium to Wet
Light Preference: Full sun to Part shade

Maintenance: Regular trimming of base suckers required. Prune oldest stems in early spring to stimulate growth and red color.

Pests and Diseases: Some susceptibility to leaf spot, blight, and canker

Gold Tide Forsythia
(*Forsythia x intermedia* 'Gold Tide')



Mature Height: 1'-2'
Mature Spread: 4'
Water Preference: Medium
Light Preference: Full sun

Maintenance: Prune in late fall

Pests and Diseases: Some susceptibility to leaf spot and crown gall

Red Sprite Winterberry
(*Ilex verticillata* 'Nana')



Mature Height: 2.5'-3'
Mature Spread: 2.5'-3'
Water Preference: Medium to Wet
Light Preference: Full sun to Part Shade

Maintenance: Requires Male Pollinator to produce berries. Prune in Spring

Pests and Diseases: Some susceptibility to leaf spot and powdery mildew

Henry's Garnet Sweetspire
(*Itea virginica* 'Henry's Garnet')



Mature Height: 3'-4'
Mature Spread: 4'-6'
Water Preference: Medium to wet (but drought tolerant once established)
Light Preference: Full sun to part shade

Maintenance: Benefit from 3-4 inch mulch protection of roots, Trim root suckers in spring if plant size needs to be controlled.

Pest and Diseases: Usually pest-free

Shrubs & Grasses Cont.

Gold Lace Juniper
(*Juniperus chinensis* 'Gold Lace')



Mature Height: 3'-4'
Mature Spread: 5'-6'
Water Preference: Dry to Medium
Light Preference: Full sun

Maintenance: Once established only needs occasional watering

Pest and Diseases: Some susceptibility to needle blight and cedar apple rust

Sea Green Juniper
(*Juniperus chinensis* 'Sea Green')



Mature Height: 4'-6'
Mature Spread: 6'-8'
Water Preference: Dry to Medium
Light Preference: Full sun

Maintenance: Once established only needs occasional watering

Pest and Diseases: Susceptible to needle blight and cedar apple rust

Hughes Juniper
(*Juniperus horizontalis* 'Hughes')



Mature Height: 0.5'-1.5'
Mature Spread: 5'-8'
Water Preference: Medium, well-drained
Light Preference: Full sun

Maintenance: Prune in Spring. May have some central die-back with age

Pests and Diseases: Some susceptibility to blights, Cedar-Apple rusts, aphids, bagworms, scale and spidermites.

Buffalo Juniper
(*Juniperus sabina* 'Buffalo')



Mature Height: 4'-6'
Mature Spread: 5'-10'
Water Preference: Medium, well-drained
Light Preference: Full sun

Maintenance: Prunes well for hedge

Pests and Diseases: Some susceptibility to blights, Cedar-Apple rusts, aphids, bagworms, scale and spidermites.

Shrubs & Grasses Cont.

Blue Star Juniper

(*Juniperus saquamata* 'Blue Star')



Mature Height: 1'-3'
 Mature Spread: 1'-4'
 Water Preference: Medium, well-drained
 Light Preference: Full sun

Maintenance: Very slow growing shrub.

Pests and Diseases: Some susceptibility to blights, Cedar-Apple rusts, aphids, bagworms, scale and spidermites.

Maiden Grass

(*Miscanthus sinensis* 'Gracillimus')



Mature Height: 4'-7'
 Mature Spread: 3'-6'
 Water Preference: Medium (but drought tolerant once established)
 Light Preference: Full sun to part shade

Maintenance: Cut back to ground in late winter. Mulch helps prevent reseeding

Pest and Diseases: Some susceptibility to mealybug, Miscanthus blight and leaf rust

Eulalia Grass

(*Miscanthus sinensis* 'Morning Light')



Mature Height: 4'-6'
 Mature Spread: 2'-4'
 Water Preference: Medium, well-drained
 Light Preference: Full sun to Part Shade

Maintenance: Cut back to ground in late winter. Mulch helps prevent reseeding.

Pests and Diseases: Some susceptibility to mealybug, Miscanthus blight and leaf rust

Haense Herms Switch Grass

(*Panicum virgatum* 'Haense Herms')



Mature Height: 3'-4'
 Mature Spread: 2'-3'
 Water Preference: Medium to wet (but drought tolerant once established)
 Light Preference: Full sun to part sun

Maintenance: Cut back to ground in late winter. May loose form in shade.

Pest and Diseases: Some susceptibility to leaf rust, Japanese beetle, thrips, and spider mites

Shrubs & Grasses Cont.

Hameln Dwarf Fountain Grass
(*Pennisetum alopecuroides* 'Hameln')



Mature Height: 1.5'-2.5'
Mature Spread: 1.5'-2.5'
Water Preference: Medium to wet
Light Preference: Full sun to Part Shade

Maintenance: Cut back to ground in late winter. Does not reseed true

Pests and Diseases: Usually pest-free

Russian Sage
(*Perovskia* x 'Little Spires')



Mature Height: 3'-5'
Mature Spread: 2'-4'
Water Preference: Dry to Medium
Light Preference: Full sun

Maintenance: Cut back to ground in late winter. Plants may flop latter in season.

Pests and Diseases: Usually pest-free.

Diablo Ninebark
(*Physocarpus opulifolius* 'Diablo')



Mature Height: 4'-8'
Mature Spread: 2'-8'
Water Preference: Dry to Medium
Light Preference: Full sun to Part Shade

Maintenance: Prune regularly after bloom, older shrub renewal may be triggered by cutting to ground in winter.

Pests and Diseases: Resistance to mildew; Susceptible to cankers and leaf spot

Summer Wine Ninebark
(*Physocarpus opulifolius* 'Summer Wine')



Mature Height: 4'-6'
Mature Spread: 4'-6'
Water Preference: Dry to Medium (Drought Tolerant)
Light Preference: Full sun to part shade

Maintenance: Prune regularly after bloom, older shrub renewal may be triggered by cutting to ground in winter

Pest and Diseases: Resistance to mildew; Susceptible to cankers and leaf spot

Shrubs & Grasses Cont.

Prairie munchkin Little Bluestem
(*Schizachyrium scoparium* 'Prairie Munchkin')



Mature Height: 2'-4'
Mature Spread: 1.5'-2'
Water Preference: Dry to Medium
Light Preference: Full sun

Maintenance: Cut back to ground in late winter.

Pests and Diseases: Usually pest-free. May flop in shade.

Prairie Dropseed
(*Sporobolus heterolepis*)



Mature Height: 2'-3'
Mature Spread: 2'-3'
Water Preference: Dry to medium (Drought Tolerant)
Light Preference: Full sun

Maintenance: Cut back to ground in late winter.

Pest and Diseases: Usually pest-free

Dense Yew
(*Taxus x media* 'Densiformis')



Mature Height: 3'-4'
Mature Spread: 4'-6'
Water Preference: Medium, well-drained
Light Preference: Full sun to Part Shade

Maintenance: Prunes well into hedge

Pests and Diseases: May be susceptible to winter burn where exposed

My Monet Wigelia
(*Wigelia florida* 'My Monet')



Mature Height: 1'-1.5'
Mature Spread: 1'-1.5'
Water Preference: Medium, well-drained
Light Preference: Full sun

Maintenance: Prune after bloom.

Pests and Diseases: Usually pest-free

HARDSCAPE DESIGN

Intent Statement:

- To create visual interest in pedestrian areas and establish character of the development or special zones.

Design Standards:

Special paving materials shall be used to highlight pedestrian areas associated with crosswalks, building entries & plaza spaces

Crosswalks shall be consistent throughout the development. Basis of Design: Belgard Hollandstone, 4"x8" paver, color: Red, Pattern: Herringbone. All crosswalk pavers shall be rated for vehicular applications.

Colored concrete may be used, colors & patterns shall compliment the building architecture.

Retaining Walls shall be consistent throughout the development. Walls shall be a maximum of 6' height. Walls exceeding 6' height shall be terraced with landscaping. All walls exceeding 30" shall be provided with railings as required to meet safety requirements. Basis of Design: Belgard Highland Stone (3-stone Pattern) with XL Cap. Color: Sandstone.

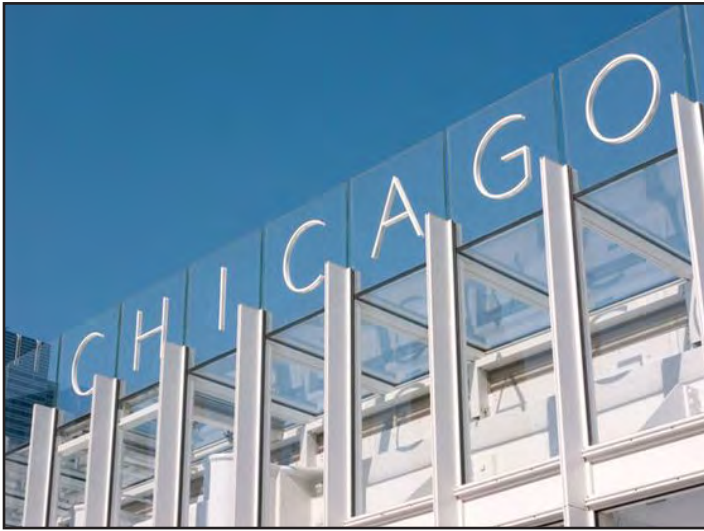
S E C T I O N 5

TENANT SIGN CRITERIA

Signage Criteria Overview

Signage is an integral design feature of the Tenant's facade. Tenant signage shall be designed to compliment the specific tenant's facade and general building design and support the master plan for Nottingham Center Commercial Development.

The purpose of this section is to define and specify all exterior signage criteria for Nottingham Center Commercial Development. Each Tenant shall provide a signage package for its space.



All sign packages shall be submitted in electronic format for approval at least one hundred twenty (120) days of Lease Commencement Date or building permit to Owner and its designated agent prior to fabrication and installation. If the plans are disapproved by Owner, Tenant shall resubmit them within fifteen (15) days from date of the notice of any disapproval by Owner or its Architect until such plans are finally approved by Owner.

The cost of the fabrication, permitting, and installation shall be the responsibility of each individual Tenant/user. Sign construction is to be completed in compliance with local building code requirements and sign ordinances, and the instructions, limitations, and criteria contained in this manual. In the event of any conflict between the following signage requirements and local governmental ordinances, the more stringent will prevail. Upon

written notice from Owner, Tenant agrees to take such actions as may be necessary to comply at Tenant's expense, with applicable requirements.

The Owner must approve all Tenant signage intended to be visible from outside of the Tenant Premises. Any exterior sign or sign panel that extends above any roof line constitutes a variance. The Owner must specifically approve any deviation from the Signage Criteria in writing.

Tenant signage shall be limited to the Tenant's approved Trade Name as stated in the Lease. The use of a corporate logo or other established corporate insignia shall be permitted only if specifically approved in writing by the Owner. Tag lines or identification of specific products or services are not permitted.

All signage is to be of the highest quality construction. Shop fabrication and painting is required. All attachments, labels, fasteners, mounting brackets, wiring, clips, transformers, disconnects, lamps, and other required mechanisms must be concealed from view. Light leaks are not permitted and sign company labels and stamps must be concealed from view, unless Code requires labels to be visible from below. The Tenant's electrical contractor must be licensed and must perform all electrical connections for Tenant signs.

Municipal Signage Requirements

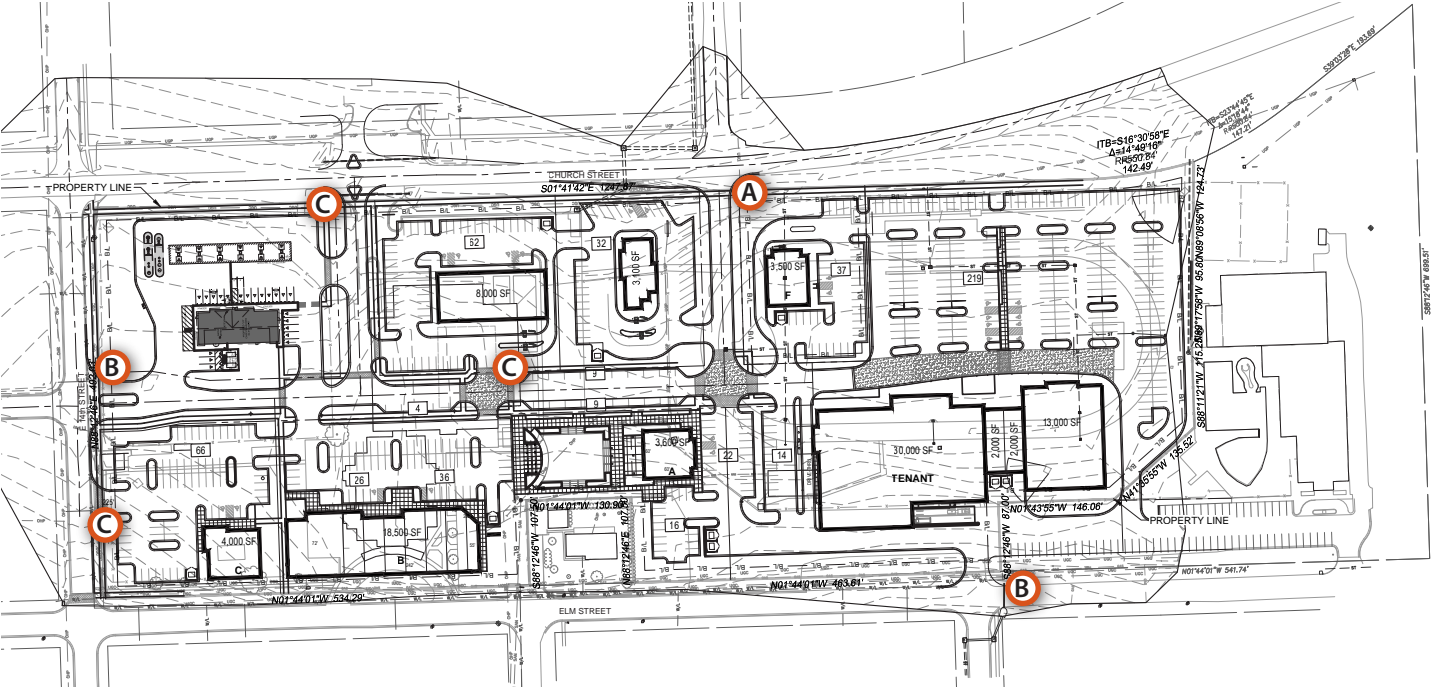
All signs shall comply with applicable codes regarding materials, electrical connections, overall size, and general signage construction. Any permits that may be required by the Jurisdictional Authority shall be the responsibility of the Tenant.

Signage Size and Quantity

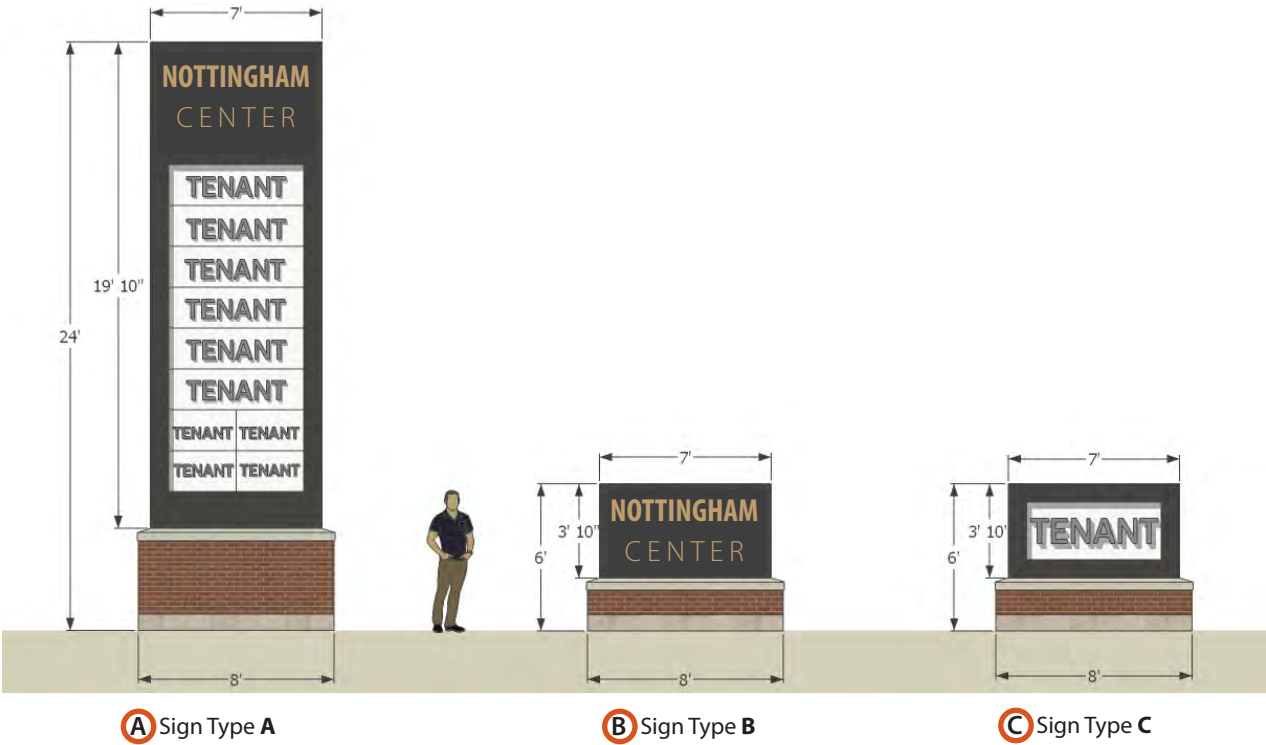
Tenants shall be allowed one primary sign per each distinct building elevation. This primary sign is to be located so as to accent the main tenant entry of the building. Additional, subordinate signs shall be clearly proportioned so as not to compete with the primary signage.

Monument Signs

Monument Signs Location



Monument Signs Type



The Tenant's signage shall be proportional to the overall building façade design, to a maximum of 10% of tenant façade. To encourage design creativity, no maximum letter size has been established, however, the Owner will closely review all signage to confirm the proper relationship between signage and façade.

Signage Location

Since the Owner approved location for Tenant signage will depend on specific design conditions and varying base building façade details, the approved signage location shall be determined based on consultation with the Owner's Architect.

The location of the signage shall specifically coordinate with the Tenant's storefront entry location, awnings, canopies, the character of the base building façade, and other contextual design features.

The Tenant shall locate the main sign on the Tenant's storefront construction or immediately above the Tenant's entry on the base building façade in accordance with Owner's approved location. Tenant signage shall not be placed on top of, or over, base building design elements (i.e., second level windows).

Owner's Approval

Tenant shall provide design information for all signage on all preliminary and working drawings submitted to Owner for review and approval of signage shop drawings.

Signage Shop Drawings

Signage shop drawings submitted by the Tenant shall provide complete information for the Owner to understand the signage design and appearance. Fabrication or installation of the Tenant's signage shall not commence before the Owner's approval of the signage shop drawings is secured. Submitted signage shop drawings shall provide the following information:

- Type and size of all signage and lettering.
- Scaled and dimensioned elevation of the store illustrating each sign location.
- Section or sections through the sign.
- Identify the materials, color scheme, fabrication techniques, illumination, and mounting system.
- Photographs of similar wherever possible.

Permitted Signage Types

- Halo type illuminated signs (reverse channel letters) with neon or LED illumination. LED colors and suppliers must be reviewed by the Owner – particularly white since the brightness levels can be highly variable.
- Non-internally illuminated panel sign or individual pin mounted dimensional letters with accent lighting where required (letters or panel shall be minimum 3" thick).
- Decorative blade signs – such signs are required to be dimensional. Flat panels with only painted or vinyl graphics are not allowed.
- Lettering on awnings or decorative canopies.
- Small, adhesive or painted lettering on storefront glazing.
- Open-face channel letters with a visually exposed neon tube illumination. Lexan faces may be used to protect channel letters from nesting birds.
- Exposed illuminated neon tubing as part of an intricate, themed, and stylistically appealing sign.

Signage Not Permitted

- Exposed or surface mounted box or cabinet type signs, or any signage with an exposed raceway or electrical connections.
- Individual metal channel letters with illuminated Plexiglas faces.
- Suspended internally illuminated panel signs behind storefront glass.
- Exposed neon tube signs, either in front of or behind the Tenant storefront, where the bare neon tube is fully exposed and not an integrated part of a more intricate, thematic sign are not permitted. Specifically, single line neon lettered signs such as “open” signs are not permitted.
- Pole signs taller than buildings.
- Freestanding, moving, rotating, flashing, noise making or odor producing signs.
- Roof-mounted signs.
- Signs that are not professional in appearance.
- Cloth, paper, cardboard and other large stickers, decals, or other temporary looking signs on or around the storefront surfaces.
- Animated signs.
- Banners, except as specifically allowed as special temporary event.
- Electronic digital display, and any effects of movement, and/or flashing inside windows, doors, and on ground floor visible from any right of-way.

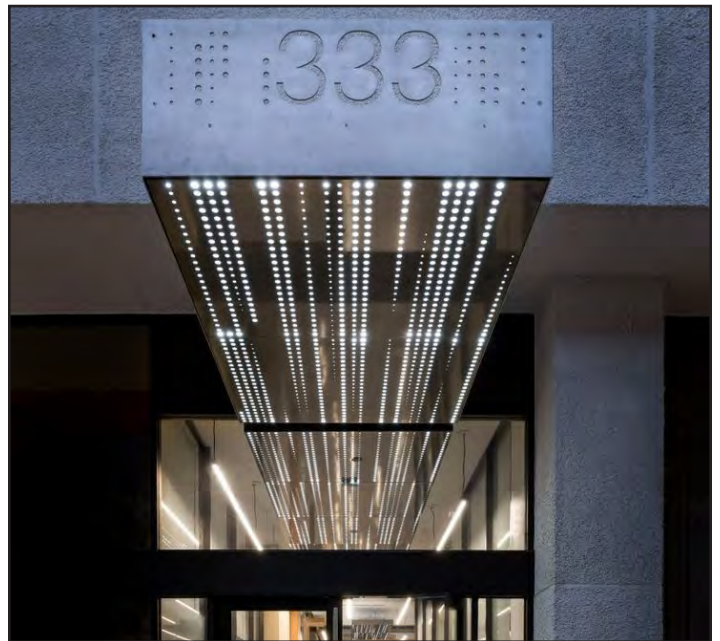
SPECIFIC SIGN TYPE CRITERIA

Internally Illuminated Channel Letters Signs

- The background surface of the sign is to be opaque

and not reflect the illumination or image of the neon lamps behind letters.

- The color of the channel returns must match the color of the letter faces.
- All neon tubing or LED must be fully concealed within the letter so it is not visible to the public.
- The rear and sides of the letter shall be opaque.
- Horizontally-mounted flanges/brackets shall be mounted above provided raceway invisible to public to support the letters.



- All connections and fasteners visible within the sign dimension between the horizontal shade surface and the back of the letters shall be painted to match the shade.
- Halo-type signs used in outdoor locations will have solid backing on the rear of the letters to prevent birds nesting in the letters.

Non-Internally Illuminated Panels or Individual Letter Signs

- Included types are dimensional panels with a textured design, such as a carved wood sign OR dimensional letters or graphics pin mounted to the face of the storefront area or base building façade with external, indirect illumination.
- Non-dimensional letters or graphics less than 3” thick are generally not permitted. Non-dimensional techniques, which include painting, silk-screening, pressure sensitive vinyl, metal appliqué or glass etching are generally not permitted. Exceptions to this requirement may be allowed if such signage compliments the overall store façade design.
- Signs shall not be placed on a background material that detracts from the appearance of the sign.
- Supplemental lighting must be provided for appropriate signage visibility. The supplemental lighting must be incorporated into the façade design either as a concealed feature or as a design element (i.e. decorative accent fixtures or concealed fixtures mounted on a Tenant canopy that lights back towards the wall mounted signage). Such supplemental lighting shall be compatible with the existing base building façade lighting and is subject to Owner’s approval.
- Dimensional letter signs or panels applied directly to transparent storefront glass must have matching dimensional letters on each side of the glass to create a finished appearance from both sides of the storefront glazing.
- The size of the sign cabinet and the design of the face materials are to be integrally designed into the appearance of the store façade.
- Only letters shall be translucent on the sign face. The background must be opaque. Plastic faced sign panels will not be allowed.
- Signs must be of the highest quality design and construction. Seams are not permitted in the face of the sign cabinet.
- Light leaks are not permitted.
- Cabinet signs with the face panel routed out with Plexiglas laminated behind are not permitted. Push-through dimensional translucent Plexiglas letters that extend through the routed opaque sign face must be provided. Illumination is to be provided by neon, LED, or fluorescent lighting.
- The face panel is to be hinged to provide access for maintenance, or an access panel is to be located in an alternate concealed location. Where rear access is possible, a rear access hatch is preferred to reduce visibility.

Internally Illuminated, Fully Integrated Cabinet Signs

- Signs shall be fully integrated into the tenant facade design concept. The cabinet sign shall be recessed so that the face of the cabinet sign is flush with the surrounding storefront material, or otherwise incorporated into the design.

Open Face Channel Letters with Exposed Tube Neon

In certain cases, the Owner may approve visually exposed neon signs where the neon is placed in a channel letter. Other creative and thematic utilization of neon tube may also be considered where the exposed neon tube is integral to a more intricate and thematic sign, such as a dimensional blade sign.

Face Illuminated Channel Letters

Face illuminated channel letters shall only be allowed for signage facing a public right-of-way, or parking areas where such signage is specifically controlled by the Municipal Signage Requirements.

All such letters shall be evenly illuminated and directly mounted to the building façade in the required location.

Please refer to the sub-section above regarding Outward-Facing Signage to Parking Areas, or Public Right-of-Way for additional information.

Signage on Required Exterior Awnings and Canopies

Tenant installed awnings or canopies shall be appropriately designed to resist deterioration due to weathering and shall be in compliance with the criteria outlined in the Architectural Storefront Criteria of this manual.

Tenants are encouraged to apply signage to the apron of their canvas awnings as part of a comprehensive signage design for the Tenant façade. The Tenant must balance the proportions of the various signs permitted so that only one sign is considered the primary sign and other opportunities are clearly secondary and used only to reinforce Tenant identity.

The Tenant may, in lieu of one large building mounted sign, choose to repeat their approved Trade Name on each of a series of awnings or canopies above their entries as long as the size of the lettering is not cumulatively larger than the area for a standard primary sign.

Where Owner has provided structural canopies over the Tenant entries, the opportunity exists to position the Tenant sign either mounted over, suspended under, or face-mounted, to the front edge of the canopy. This approach supports the thematic goals of Nottingham Center Valley and is encouraged, but must be specifically approved in writing by the Owner.

Blade Signs

Store façade blade signs are allowed where such signage adds to the design environment of the public walkway area and to the building facades overall. Blade signs are required to have a decorative appearance that compliments the building façade and enhances the Tenant's storefront image. The blade sign size and location must comply with the maximum projection requirements stated below and must be generally proportional to the Tenant façade.

- Minimum height to bottom: 9'-0" of the projecting element.
- Horizontal projection requirements: Maximum Projection 4'-0", Minimum Projection 1'-0".

Horizontal projection requirements are measured from the Lease Line. No projection will be permitted to impede the flow of emergency vehicles.

The Tenant blade sign may be an iconic representation of the products and services offered. For instance, a bakery might have a large pastry as an iconic blade sign, provided that the design is approved by the Owner in writing.

Decorative elements such as iron brackets or three dimensional sculptural panels are encouraged unless otherwise standardized. Flat panels with painted or vinyl graphics are not allowed. The Tenant's blade sign can be internally illuminated. An electrical raceway may be provided from which Tenant can wire to sign. All criteria that apply to other internally illuminated sign types apply in this case. The mounting height of the blade sign can extend higher than the Tenant's leased premises storefront, provided that the base building elevation can accommodate the location and there is no interference with base building architectural features or glazing.

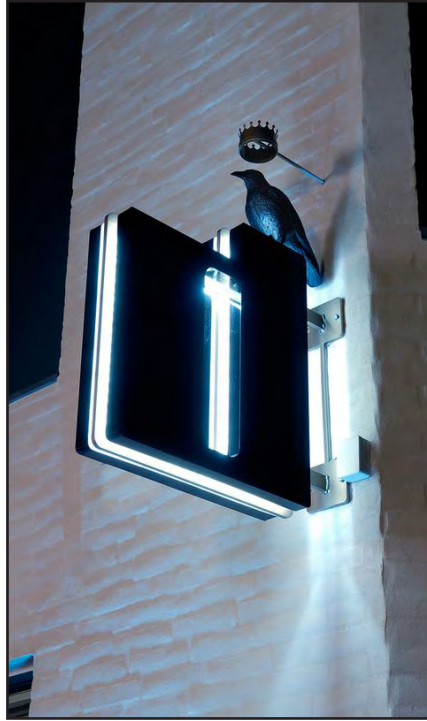
Show Window Graphics

Small-scaled, pedestrian level, adhesive window graphics are desired at the Tenant's show windows. Such tenant identification graphics shall be no more than 4" in height and located low on the window.

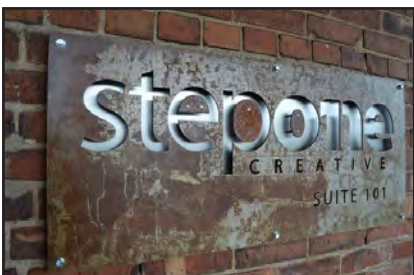
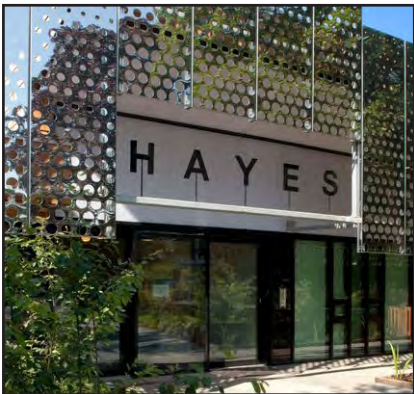
Tenant Address Signs

In addition to show window graphics, a standardized address sign may be required by the Jurisdictional Authorities and/or the Owner to provide a means of identifying store addresses for emergency purposes. Tenants are not permitted to place an address sign that does not meet this standard in material, type, size, and

Acceptable Signage Examples – Blade Type



Acceptable Signage Examples – Façade Type



Acceptable Signage Examples – Back-Lit Type



Acceptable Signage Examples – Canopy Type



Acceptable Signage Examples – Address



Non-Acceptable Signage Examples



S E C T I O N 6

ENGINEERING OVERVIEW – GENERAL

HVAC

Heating, ventilation, and air conditioning shall be by means of rooftop units. Tenant is required to provide all equipment, ductwork, electrical connections, etc. for Tenant's HVAC system. Tenant is required to provide toilet exhaust by means of roof mounted exhaust fans. All equipment and materials shall be installed in locations within established "mechanical zones" or as approved by the building shell structural engineer. Tenant's HVAC system shall be designed by a registered professional engineer.

HVAC Controls

Tenant is required to provide necessary equipment for Tenant's HVAC control system. At a minimum Tenant shall utilize a seven day time clock or programmable thermostat to control HVAC system. Landlord facility management system is not being provided.

Tenants who generate odors, moisture, or high heat-producing exhaust shall provide separate special exhaust and make-up air facilities, to be approved by the Landlord's architect and the Landlord's construction coordinator. Any unacceptable odor, as determined by Landlord, shall be exhausted by means of centrifugal blowers located within the premises and ducted through the roof to the atmosphere.

No openings for fans, vents louvers, grilles, or other devices will be installed in any demising partition, exterior wall, or roof without Landlord's written approval and Landlord's supervision.

Plumbing

Water service backflow preventer is provided by the Landlord at the water service entrance to each building. Tenants shall be allowed to make one roof penetration for the plumbing vent. The Landlord's roofing contractor, at the Tenant's expense, shall construct all roof penetrations. The Tenant shall furnish and install all required plumbing, piping, and fixtures within the space.

Roof Drainage

Primary roof drainage will be by means of internal piping and downspout leaders. Secondary roof drainage shall be by means of external scuppers. Roof drainage for the shell building is provided by Landlord.

Grease Interceptors

If Tenant's occupancy requires the use of a sanitary sewer grease interceptor it shall be provided and installed by the Tenant at Tenant's expense. The location of the interceptor is subject to approval by the Landlord's architect and the Landlord's construction coordinator. Grease interceptor shall be installed in accordance with requirements of the authority having jurisdiction and the City of Eudora.

Gas Service

Natural gas is available if required by the Tenant. The Tenants are solely responsible for installing the gas service piping from the gas company connection point outside of the building to the Tenant's space in accordance with the Landlord's pipe routing requirements. Gas service, where used, shall be metered and billed to the Tenants by the local utility company. Gas service lines are to be internally located within building or concealed on top of roof. Gas lines shall not run exposed on exterior of building.

Fire Protection Tenant shall modify the existing landlord sprinkler system for new wall and/or ceiling configurations. Coordinate modifications with the Landlord's architect and the Landlord's construction coordinator. Tenant's sprinkler installation shall conform to the requirements and regulations of all Authorities Having Jurisdiction (AHJ). All Tenant sprinkler systems shall be hydraulically calculated in accordance with NFPA 13.

Tenants shall use semi-recessed sprinklers in all areas with ceilings, concealed sprinklers in all storefront design control area.

Electrical Service Load Calculation Submittals

Tenant shall submit to the Landlord electrical load

calculations for the Tenant space, indicating connected loads and demand loads based on the National Electrical Code (NEC) allowable diversity factors. Load calculations shall account for applicable energy code requirements.

Small Tenant and Sub-Major Tenant Electric Service

Small tenant and sub-major service is typically 800A and below. Electric service characteristic is 480Y/277V, 3-phase. Refer to the building shell construction documents for Tenant specific information. Landlord shall provide electrical service from electric utility transformer to an exterior mounted main building disconnect switch and service wireway, to accommodate multiple Tenant services, as indicated on the building shell construction documents. Tenant shall coordinate the assigned location of his or her meter/disconnects on the service wireway with the Landlord's architect and Landlord's construction coordinator. Tenant shall be responsible for tapping conductors in the service wireway. Taps shall be in accordance with Landlord's standard materials and methods specified on the building shell construction documents. Tenant is responsible for service metering provisions, disconnect switch on utility side of meter (when required by the utility company), main fused disconnect on tenant side of meter, and copper feeder conductors (4-Wire + Ground) to the Tenant distribution equipment in Tenant's space. Landlord shall provide empty conduit with pull-string from a location within the building near the service wireway and stubbed into each Tenant space (conduit size, quantity and routing as indicated on the building shell construction documents), for Tenant provided feeder conductors. Tenant shall provide all required conduit for the Tenant's service except for Landlord provided conduit indicated on the shell construction documents. Tenant shall provide electrical distribution equipment and all feeders and branch circuits required for Tenant's space loads. Permanent electric service shall be metered and billed to the Tenant by the local electric utility company.

Major Tenant Electric Service

Typically above 800A (Does not apply to Single Occupancy Buildings): Electric service characteristic is 208A/120V, 3-phase. Refer to the building shell construction documents for Tenant specific information. Landlord shall provide empty conduit for Tenant provided service conductors from electric utility transformer to designated location at exterior of Tenant space. Tenant shall provide service entrance conductors, exterior building mounted utility metering, CT cabinet, and main service disconnect switch. Tenant shall coordinate with the utility company and provide all other required service metering provisions. Tenant shall provide copper feeder conductors (4-Wire + Ground) from load side lugs of the main switch to the Tenant distribution equipment in Tenant's space. Landlord shall provide empty conduit with pull-string from a location within the building near the main service disconnect switch, and stubbed into Tenant space (conduit size, quantity and routing as indicated on the building shell construction documents), for Tenant provided feeder conductors. Tenant shall provide all required conduit for the Tenant's service except for Landlord provided conduit indicated on the shell construction documents. Tenant shall provide electrical distribution equipment and all feeders and branch circuits required for Tenant's space loads. Permanent electrical service shall be metered and billed to the Tenant by the local electric utility company.

Single Occupancy Buildings Electric Services

The tenant shall be responsible for providing electric service sized in accordance with the National Electric Code (NEC) and for coordinating all electric service requirements with the electric utility company. Tenant shall also coordinate the electric service installation with the Landlord's architect and the Landlord's construction coordinator. Tenant shall provide electrical service equipment, metering equipment, electrical distribution equipment and all feeders and branch circuits required for Tenant space loads. Permanent electrical service shall be metered and billed to the Tenant by the local electric utility company.

Communications (Telephone & Cable TV)

Space for telephone, cable TV, or other media services to the building will be located in a common room. Tenant should verify that a conduit for telephone and a conduit for cable TV, each having a pull string, will be stubbed to each proposed Tenant space as indicated on the building shell construction documents. Refer to building shell construction documents for Tenant specific information. Tenant service construction shall include wiring, connections, and all telecommunications equipment. Service shall be billed to the Tenant by the local service provider.

Lighting

The Landlord shall provide temporary normal and emergency egress light fixtures and exit light fixtures within the tenant shell space, circuited to the Landlords panelboard. The temporary light fixtures shall be removed and turned over to the Landlord at the beginning of Tenant space infill construction. Tenant shall provide permanent lighting within the finished Tenant space, including normal lighting, normal means of egress lighting, emergency means of egress lighting, and exit lighting fixtures, complying with local Building Code requirements. Tenant provided interior light fixtures shall circuit to the Tenant's panelboard. Landlord shall provide exterior normal and emergency egress light fixtures where indicated on the building shell construction documents.

Fire Alarm

Each tenant shall be required to modify and add new devices to the Landlord's existing fire alarm system, for new Tenant wall and ceiling layout in accordance with NFPA 72. Landlord approved fire alarm contractor, at Tenant's expense, shall perform fire alarm installation. All Tenant devices must be compatible with Landlord fire alarm control panel. All modifications must be approved by the City Eudora, KS prior to installation.

Civil

The following list of Civil Engineering drawings must be submitted for review. All drawings must be a minimum of 24" x 36", be to scale (min. of 1" = 50'),

have a north arrow, show basic site plan information, contain appropriate general notes, identify materials to be used in construction, and contain any other engineering data necessary for determination of site construction. Each plan is further required to show the following:

Dimensioned Site Plan

1. Property lines, setback lines, buildings, signs, sidewalks and curbs, parking stalls, aisles, and driveways.

Grading Plan

1. Finished surface contours, Erosion control methods, Drainage structures.

Utility Plan.

1. Existing utilities (or those provided by the Landlord).
2. Proposed service connections for water, sewer, storm sewer, power, natural gas, telephone, cable TV, or any other underground utility.
3. Appropriate details for manholes, cleanouts, hydrants, etc.

Pavement Plan

1. Sidewalk and curb locations.
2. Elevations of curbs, parking lots, and sidewalks.
3. Drainage paths.

Site Lighting Plan

1. Pole location and fixture mounting heights, number of, and orientation of all fixtures.
2. Point by point footcandle (fc) plan of parking lot with points not exceeding 20' on center grid.
3. Average, maximum, and minimum fc at ground surface.
4. Uniformity ratio: average-to-minimum fc and maximum-to-minimum fc.
5. Pole manufacturer and model number.
6. Fixture manufacturer and model number.

Please Note: The plans must indicate and define any

structure or improvement that is to be constructed on the premises. Such items may include, but are not limited to: retaining walls and traffic control signs. The Landlord reserves the right to include those items as part of the review and approval process.

Site Lighting Criteria

This section shall apply to all lighting installed for illumination of parking lots. This section does not apply to any fixtures mounted in, or on, buildings or common gathering structures.

All fixtures shall be LED. High pressure sodium fixtures are prohibited.

All parking surfaces, walkways, and drive spaces shall be illuminated at ground surface. Unless otherwise required by local codes and Authority Having Jurisdiction (AHJ), maintained illumination for the same spaces shall be 3.0 footcandles average. A light loss factor no greater than 0.8 shall be used. Setback and landscaped areas, which do not contain walkways or parking, are not bound by these requirements.

Foot-candle levels shall be shown out to the lot line or to a zero footcandle level. These levels shall be shown on the drawings but not included in calculations obtained above. A point-by-point photometric plan shall be provided for review. Footcandle levels shall be shown on grid spacing no greater than 20' x 20'.

Uniformity fc ratios:

1. Shall not exceed 6:1 average-to-minimum.
2. Shall not exceed 20:1 maximum-to-minimum

Compliance shall be with local codes, Authority Having Jurisdiction (AHJ), and planning commission commercial design guidelines and standards, with regard to area lighting minimum footcandles, uniformity ratios, and also maximum vertical footcandles at adjoining residential property lines. Verification of requirements must be completed and implemented prior to submitting plans.

Site lighting poles for main parking lot areas shall not exceed 30'-0" (28'-0" pole with 2'-0" base) in height measured from the ground surface. Section 2, Page 1 of this document identifies approved heights at 14' for pedestrian walkways and 18' for parking lot poles. Maximum mounting heights shall comply with the local Authority Having Jurisdiction (AHJ).

Nottingham Center Commercial Development standard light poles shall be used in all locations. Exceptions for walkways and common gathering places may be granted if deemed appropriate for the development by the Landlord. Contact Landlord's architect for specific light pole manufacturer and model specifications.

Each pole shall be installed upon a concrete base conforming to the Landlord's standard pole base detail.

Unless approval is received from Landlord, no more than two fixtures may be mounted (at any height) on one pole.

General

All Tenant HVAC, plumbing, electrical, fire alarm, gas and all other systems shall be (a) designed by a licensed engineer and (b) installed by a licensed contractor.

S E C T I O N 7

SUSTAINABLE BUILDING OPERATIONS AND TENANT FINISH CONSIDERATIONS

SUSTAINABLE BUILDING OPERATIONS AND TENANT FINISH CONSIDERATIONS

This project will utilize certain LEED Principles, but will not undertake the actual LEED-ND certification process. We will, however, entertain and implement prudent design principles that follow a “Green” protocol in the spirit of a LEED project in the form of a Sustainable Design and Construction Implementation Plan (SDCIP).

Integrated Design

In order to assist project teams in the developing of sustainability goals and objectives, different levels of formal integrated design requirements have been identified depending on their scope of work. The suggested approval is as followed:

- Identification and tracking of project goals and analyzing the life cycle cost impacts of potential design options. Charettes should include representation of major stakeholders including occupants and operations staff.
- Specifically address goals and tracking that sets expectations and evaluates project success and identifies the minimal levels of formalized Integrated Design appropriate to any project. Clarify responsibility of each project team to ensure the level of effort is sufficient to meet the project’s needs.

Life Cycle Costing and Value Engineering

In order to assist project teams assess the total cost of ownership impacts that decisions have throughout design development, Life Cycle Cost considerations include:

- 20 year impacts on greenhouse gas (GHG), energy costs, maintenance costs, etc. The scope of LCC will typically include envelope, HVAC, electrical, and many other building systems.
- Planning/Conceptual Design: Initial LCC templates with supporting narratives for optional design elements with major budget implications.

- Schematic Design: LCC templates presenting options for major energy consuming systems.
- Value Engineering (Any Phase): LCC templates presenting impacts beyond initial capital outlay.
- Responsible Life Cycle Costing includes an analysis of utility rebates, grants, stimulus funding, or other alternative funding sources.

Energy Modeling/GHG Calculations

Building energy simulation software to model proposed building designs, assist with life cycle costing, estimate GHG emissions, and facilitate future measurement and verification should be employed, in order to assist project teams in creating energy efficient designs that yield reduced or zero greenhouse gas emissions. The following key deliverables are suggested:

- Conceptual Design: Energy modeling isn’t always appropriate in this phase, but may be necessary to support major design decisions. Energy modeling during conceptual design is especially important for new construction projects.
- Schematic Design: Initial model results with sensitivity analysis.
- Design Development: Multiple parametric runs comparing options.
- Construction Documents: Complete design and base case models.
- Building Turnover: As-built energy model & electronic files.

Metering and Sub Metering

Various levels of Metering and Sub Metering for projects depending on their scope of work have been identified, in order to facilitate efficient building operations, assist with energy conservation measure verification, and to allow engagement of building occupants.

SUSTAINABLE BUILDING OPERATIONS AND TENANT FINISH CONSIDERATIONS

Separately meter all utilities coming into the building. When appropriate to project scope, separate sub-meter significant use types within the building. At a minimum, separately meter:

- Large Kitchens
- Commercial Spaces
- Large Data Closets

Separately metering utilities by end use, such as separating lighting loads from plug loads, is highly encouraged. If this level sub-metering is not part of the project scope, teams are encouraged to wire/pipe the building in such a way that sub-metering may be utilized at a later date to help identify utility demand and consumption by end use. Meters and sub-meters must be tied into the building management system when one exists.

Closeout Documentation / O&M Readiness

In order to capture critical project data and prepare projects for optimal operational excellence, various levels of Closeout Documentation/Operations and Maintenance Readiness for projects should be prepared depending on their scope of work. Collection and documentation will assist with efficient operations of the space and will be beneficial to the performance of future tenants. This process should be done in a consistent and thorough manner and include the following requirements:

- Follow an asset management program and coordinate all documentation to follow a consistent naming convention.
- Prepare a Systems Manual and turn it over to the Facilities Department.
- Provide documentation including an as-built energy model with a summary of inputs and outputs and an electronic model file.

- Official acceptance of O&M documentation must be approved by the facilities manager (or designated appointee).
- Complete Project Closeout documentation including:
 - Project profile.
 - Innovative products into product database.
 - Lessons learned template.